



# BOARD OF TRUSTEES

## REGULAR MEETING AGENDA

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July 22, 2020  
7:00 PM  
Virtual Meeting  
2 Park Avenue  
Firestone, CO 80504

PRE-MEETING WORK SESSION 6:30 PM IN THE TRAINING ROOM

AGENDA FOR THE WORK SESSION IS A DISCUSSION OF THE REGULAR MEETING AGENDA BELOW

REGULAR MEETING 7:00 PM IN THE COURT ROOM

### 1. Access Information

1.a. Town of Firestone is inviting you to a scheduled Zoom meeting.

Topic: 07-22-2020 Board of Trustees Meeting  
Time: Jul 22, 2020 07:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89060125174?pwd=ZHVFAQ0NIR1phYTVyZE1lOGNYT24rZz09>

Meeting ID: 890 6012 5174

Password: 424072

One tap mobile

+16699009128,,89060125174#,,,0#,,424072# US (San Jose)

+12532158782,,89060125174#,,,0#,,424072# US (Tacoma)

Dial by your location

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

Meeting ID: 890 6012 5174

Password: 424072

Find your local number: <https://us02web.zoom.us/j/89060125174?pwd=ZHVFAQ0NIR1phYTVyZE1lOGNYT24rZz09>

### 2. Call to Order & Roll Call

\* Individuals that desire to address the Board of Trustees are requested to sign up at the table at the entrance to the meeting room. Each individual will be provided an opportunity to speak (limited to three minutes) during Public Comment. Maximum time permitted for all Public Comment is 30 minutes.

If you need special assistance in order to participate in a Board of Trustees meeting, please contact the Town Clerk's Office at 303-531-6264 in advance of the meeting to make arrangements. A forty-eight-hour notice is requested.

**3. Pledge of Allegiance**

**4. Approval of Agenda**

**5. Public Comment** \*(maximum time permitted for all Public Comment is 30 minutes)

**6. Consent Agenda**

**6.a.** Approval of July 8, 2020 Meeting Minutes

**7. Land Development**

**7.a.** PUBLIC HEARING: **Resolution 20-72:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING A FINAL DEVELOPMENT PLAN FOR CERTAIN REAL PROPERTY LOCATED AT LOT 1, FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 3

**7.b.** **Resolution 20-73:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, ESTABLISHING THE PERSONS PER DWELLING UNIT AS REQUIRED FOR THE CALCULATION OF THE TOWN'S PARKLANDS DEDICATION REQUIREMENT AND THE AMOUNT OF DESIGN AND CONSTRUCTION COSTS AND WATER RIGHTS DEDICATIONS REQUIRED FOR THE TOWN'S DETERMINATION OF THE CASH FEE-IN-LIEU OF PARKLANDS DEDICATIONS

**8. Discussion/Action**

**8.a.** Parks, Open Space, and Trails Master Plan Goals Discussion

**9. Public Comment** \*(maximum time permitted for all Public Comment is 30 minutes)

**10. Reports**

**10.a.** Staff

**10.b.** Mayor

**10.c.** Trustees

**11. Adjournment**

\* Individuals that desire to address the Board of Trustees are requested to sign up at the table at the entrance to the meeting room. Each individual will be provided an opportunity to speak (limited to three minutes) during Public Comment. Maximum time permitted for all Public Comment is 30 minutes.

If you need special assistance in order to participate in a Board of Trustees meeting, please contact the Town Clerk's Office at 303-833-3291 in advance of the meeting to make arrangements. A forty-eight-hour notice is requested.

\* Individuals that desire to address the Board of Trustees are requested to sign up at the table at the entrance to the meeting room. Each individual will be provided an opportunity to speak (limited to three minutes) during Public Comment. Maximum time permitted for all Public Comment is 30 minutes.

If you need special assistance in order to participate in a Board of Trustees meeting, please contact the Town Clerk's Office at 303-833-3291 in advance of the meeting to make arrangements. A forty-eight-hour notice is requested.

**AGENDA INFORMATION  
MEMORANDUM**

**FIRESTONE  
TOWN BOARD OF TRUSTEES**



**AIM#:** 6.a

**Consent Agenda**

**Meeting Date:** July 22, 2020

**Initiated By:** Jessica Koenig

**Dept:** Town Clerk

**AGENDA TITLE**

Approval of July 8, 2020 Meeting Minutes

**SUMMARY**

**HISTORY AND PREVIOUS BOARD ACTION**

**RECOMMENDATION**

Approval of meeting minutes.

**ALTERNATIVES**

**ATTACHMENTS**

1. July 8, 2020 Draft Minutes

**FINANCIAL CONSIDERATIONS**



TOWN OF FIRESTONE, COLORADO  
Board of Trustees Regular Meeting  
MINUTES  
July 8, 2020

**1. Access Information**

**1.a.** Town of Firestone is inviting you to a scheduled Zoom meeting.

Topic: 07-08-2020 Board of Trustees Meeting

Time: Jul 8, 2020 07:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89270154419>

Meeting ID: 892 7015 4419

One tap mobile

+13462487799,,89270154419# US (Houston)

+16699009128,,89270154419# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

Meeting ID: 892 7015 4419

Find your local number: <https://us02web.zoom.us/j/89270154419>

**2. Call to Order & Roll Call**

The Board of Trustees of the Town of Firestone met for a Regular Meeting on July 8, 2020, at the Police Department, 2 Park Avenue, Firestone, Colorado. Mayor Sindelar called the meeting to order at 7:05 PM.

The following were present upon the call of the roll:

**Mayor:** Bobbi Sindelar

**Mayor Pro-tem:** Frank A. Jimenez

**Trustees:** Don Conyac  
David Whelan  
Samantha Meiring  
Doug Sharp

**Staff:** **Present:** Jan Sloat, Director of Human Resources; Paula Mehle, Director of FURA & Economic Development; Raelynn Ferrera, Assistant to the Town Manager; Katie Hansen, Director of Communications; Jessica Clanton, Director of Finance; Julie Pasillas, Director of Public Works; Todd Bjerkaas, Director of Planning; Marty Ostholhoff, Planning Manager; David Montgomery, Chief of Police; Jessica Koenig, Town Clerk; AJ Krieger, Town Manager; & William Hayashi, Town Attorney

**3. Pledge of Allegiance**

Mayor Sindelar led the pledge of allegiance.

**4. Approval of Agenda**

**Motion** by Trustee Whelan, **second** by Mayor Pro Tem Jimenez, to Approve the Agenda  
**Roll Call Vote:**

**Yes:** Trustee Conyac, Trustee Whelan, Trustee Meiring, Mayor Pro Tem Jimenez, Trustee Sharp

**No:** None

**Abstain:** None

**Motion carried.**

**5. Public Comment** \*(maximum time permitted for all Public Comment is 30 minutes)

There was no one present that wished to give public comment.

**6. Consent Agenda**

**Motion** by Trustee Sharp, **second** by Trustee Conyac, to Approve the Consent Agenda  
**Roll Call Vote:**

**Yes:** Trustee Conyac, Trustee Whelan, Trustee Meiring, Mayor Pro Tem Jimenez, Trustee Sharp

**No:** None

**Abstain:** None

**Motion carried.**

**6.a.** Approval of June 24, 2020 Meeting Minutes

**6.b.** **Resolution 20-68:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING AN AGREEMENT BETWEEN THE TOWN OF FIRESTONE AND WENCK ASSOCIATES, INC., FOR ENGINEERING DESIGN SERVICES FOR THE TOWN OF FIRESTONE'S POTABLE WATER DISTRIBUTION SYSTEM

**6.c.** **Resolution 20-72:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING AN AGREEMENT FOR USE OF SUBSCRIPTION MATERIAL BETWEEN THE TOWN OF FIRESTONE AND LEXIPOL, LLC

## 7. Presentation

### 7.a. Mayor's Award

Mayor Sindelar awarded the Mayor's Award to Firestone Meals on Wheels. Meals on Wheels was nominated for the Mayor's Award by Mr. Lee Athmann.

## 8. Land Development

### 8.a. **PUBLIC HEARING: Resolution 20-67:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING A FINAL SUBDIVISION PLAT AND ACCEPTING THE REAL PROPERTY INTERESTS DEDICATED BY THE FINAL PLAT FOR CERTAIN REAL PROPERTY LOCATED WITHIN BAREFOOT LAKES FILING NO. 5; AND APPROVING A FINAL DEVELOPMENT PLAN FOR CERTAIN REAL PROPERTY LOCATED WITHIN BAREFOOT LAKES FILING NO. 5

Mayor Sindelar recused herself as the applicant is her employer.

Mayor Pro Tem Jimenez opened the public hearing for Resolution 20-67 at 7:20 PM.

Millissa Berry, Senior Planner, presented to the Board of Trustees.

The applicant's representative, Jake Sippy of Design Workshop, located at 1390 Lawrence Street, Denver, Colorado, presented to the Board of Trustees.

Steven Harbert of 12630 Waterside Lane, Firestone, Colorado, gave public comment thanking Barefoot Lakes for listening to Pelican Shores residents and making concessions. Mr. Harbert reported that an increase in the density of trees on the west fence line would be preferred.

Seth Holland of 12636 Waterside Lane, Firestone, Colorado, gave public comment thanking Barefoot Lakes and the Town of Firestone Planning Department for their work. Mr. Holland reported that doubling the density of trees and additional fencing were preferred.

Mike Depriese of 12644 Waterside Lane, Firestone, Colorado, gave public comment requesting a visual buffer such as a berm to separate the Barefoot Lakes neighborhood from the Pelican Shores neighborhood.

Bruce Leggett of 12612 Waterside Lane, Firestone, Colorado, gave public comment acknowledging the steps that the developer has taken to mitigate the impact to Pelican Shores residents. Mr. Leggett reported that it is fair to expend funds to mitigate the impact to Pelican Shores residents. Mr. Leggett also inquired when Ronald Reagan Blvd would be paved.

The applicant, Mr. Sippy, responded to the comments and questions from the public. Mr. Sippy explained that no trespassing signs/private property signs would be provided, that there is an existing barb wire fence, and that a sum of money has been spent to mitigate the impact to

Pelican Shores residents. Mr. Sippy reported that the developer could only obligate the metropolitan district to so much, that the number of trees was increased from ten to twenty, that berming could pose drainage issues, and that Barefoot Lakes has a commitment to connectivity.

Lisa Albers of Brookfield Properties, located at 370 17th Street, Denver, Colorado, responded to the question regarding when Ronald Reagan Blvd would be paved. Ms. Albers estimated Ronald Reagan Blvd would be paved by October 2021.

Mr. Sippy responded to Board questions regarding the species of tree selected to create a living fence line.

Ms. Berry responded to Board questions regarding wildlife impacts.

Mayor Pro Tem Jimenez closed the public hearing for Resolution 20-67 at 8:15 PM.

**Motion** by Trustee Conyac, **second** by Trustee Whelan, to Approve **PUBLIC HEARING: Resolution 20-67**: A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING A FINAL SUBDIVISION PLAT AND ACCEPTING THE REAL PROPERTY INTERESTS DEDICATED BY THE FINAL PLAT FOR CERTAIN REAL PROPERTY LOCATED WITHIN BAREFOOT LAKES FILING NO. 5; AND APPROVING A FINAL DEVELOPMENT PLAN FOR CERTAIN REAL PROPERTY LOCATED WITHIN BAREFOOT LAKES FILING NO. 5

**Roll Call Vote:**

**Yes:** Trustee Conyac, Trustee Whelan, Trustee Meiring, Mayor Pro Tem Jimenez, Trustee Sharp

**No:** None

**Abstain:** None

**Motion carried.**

**8.b. PUBLIC HEARING: Ordinance 977:** AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING AN APPLICATION TO AMEND THE LOT 1 BOOTH FARM SUBDIVISION OUTLINE DEVELOPMENT PLAN TO ALLOW FOR DEVELOPMENT OF A SENIOR LIVING FACILITY

Mayor Sindelar opened the public hearing for Ordinance 977 at 8:27 PM.

Marty Ostholthoff, Planning Manager, presented to the Board of Trustees.

There was no one present that wished to give public comment.

The applicant, Rob Oldach of Colorado Structures, 540 Elkton Drive, Colorado Springs, expressed support of the development.

Mayor Sindelar closed the public hearing at 8:35 PM.

**Motion** by Trustee Sharp, **second** by Trustee Conyac, to Approve **PUBLIC HEARING: Ordinance 977: AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING AN APPLICATION TO AMEND THE LOT 1 BOOTH FARM SUBDIVISION OUTLINE DEVELOPMENT PLAN TO ALLOW FOR DEVELOPMENT OF A SENIOR LIVING FACILITY**

**Roll Call Vote:**

**Yes:** Trustee Conyac, Trustee Whelan, Trustee Meiring, Mayor Pro Tem Jimenez, Trustee Sharp

**No:** None

**Abstain:** None

**Motion carried.**

**8.c. PUBLIC HEARING: Resolution 20-69:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING A PRELIMINARY SUBDIVISION PLAT AND PRELIMINARY DEVELOPMENT PLAN FOR CERTAIN REAL PROPERTY LOCATED WITHIN THE COTTONWOOD HOLLOW SUBDIVISION

Mayor Sindelar opened the public hearing for Resolution 20-69 at 8:36 PM.

**Motion** by Trustee Whelan, **second** by Trustee Conyac, to Continue the public hearing for Resolution 20-69 to the August 26, 2020 Board of Trustees meeting.

**Roll Call Vote:**

**Yes:** Trustee Conyac, Trustee Whelan, Trustee Meiring, Mayor Pro Tem Jimenez, Trustee Sharp

**No:** None

**Abstain:** None

**Motion carried.**

**9. Discussion/Action**

**9.a. Resolution: 20-70:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING AN AGREEMENT BETWEEN THE TOWN OF FIRESTONE AND A-1 NATURAL ARBOR CARE, LLC, FOR TREE REMOVAL SERVICES AT THE GOULD SITE

**Motion** by Trustee Conyac, **second** by Trustee Whelan, to Approve **Resolution: 20-70:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING AN AGREEMENT BETWEEN THE TOWN OF FIRESTONE AND A-1 NATURAL ARBOR CARE, LLC, FOR TREE REMOVAL SERVICES AT THE GOULD SITE

**Roll Call Vote:**

**Yes:** Trustee Conyac, Trustee Whelan, Trustee Meiring, Mayor Pro Tem Jimenez, Trustee Sharp

**No:** None

**Abstain:** None

**Motion carried.**

**9.b. Resolution: 20-71:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN

OF FIRESTONE, COLORADO APPROVING CONSTRUCTION AGREEMENT WITH  
ARC ABATEMENT, INC FOR THE GOULD PROPERTY BUILDING AND STRUCTURE  
ABATEMENT AND DEMOLITION

**Motion** by Trustee Sharp, **second** by Trustee Conyac, to Approve **Resolution: 20-71:** A  
RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE,  
COLORADO APPROVING CONSTRUCTION AGREEMENT WITH ARC ABATEMENT, INC  
FOR THE GOULD PROPERTY BUILDING AND STRUCTURE ABATEMENT AND  
DEMOLITION

**Roll Call Vote:**

**Yes:** Trustee Conyac, Trustee Whelan, Trustee Meiring, Mayor Pro Tem Jimenez,  
Trustee Sharp

**No:** None

**Abstain:** None

**Motion carried.**

**10. Public Comment** \*(maximum time permitted for all Public Comment is 30 minutes)

There was no one present that wished to give public comment.

**11. Reports**

**11.a. Staff**

AJ Krieger, Town Manager, reported that there were 800 cars present at the 4th of July Fireworks event. Mr. Krieger reported that social distancing was followed. Mr. Krieger acknowledged the events staff for their hard work. Mr. Krieger also acknowledged the Public Works and Police Department. Mr. Krieger reported on an announcement that the Marketing & Communications Director had prepared and if there were any comments or a date for an informational meeting for the boards and commissions revamp.

August 19, 2020, was the date selected for an informational meeting regarding the revamp of boards and commissions.

Katie Hansen, Director of Marketing & Communications, reported that the food trucks at the 4th of July Fireworks event were very profitable.

Jessica Koenig, Town Clerk, asked if the Board felt strongly about remaining the Liquor License Authority or appointing a Hearing Officer. Ms. Koenig also inquired about individual/group photos, the tradition of Board of Trustee bios on the website, and if Zoom should continue for every meeting even if all the Trustees are present.

**11.b. Mayor**

**11.c. Trustees**

Trustee Conyac acknowledged the Director of Marketing & Communications and staff for the 4th of July event, and the staff involved in Trash Day. Trustee Conyac reported that the

Neighborhood Pointe Park is in progress.

Trustee Sharp reported that he heard positive comments regarding Trash Day and the 4th of July event. Trustee Sharp inquired if he could represent the Board at the Carbon Valley Community Recovery group that was recently established. The Board reached a consensus that Trustee Sharp could serve on the Carbon Valley Community Recovery group.

Trustee Meiring reported on attending the Colorado Municipal League Business meeting, and that the new Colorado Municipal League Executive Board was elected. Trustee Meiring recommended that the Board keep an eye out for the virtual Colorado Municipal League Annual Conference access information. Trustee Meiring reported that she would be absent from the July 15, 2020, Urban Renewal Authority meeting, and Board of Trustees Work Session.

## **12. Adjournment**

**Motion** by Trustee Whelan, **second** by Trustee Conyac, to Adjourn

**Roll Call Vote:**

**Yes:** Trustee Conyac, Trustee Whelan, Trustee Meiring, Mayor Pro Tem Jimenez, Trustee Sharp

**No:** None

**Abstain:** None

**Motion carried.**

Introduced and Approved the 22nd of July, 2020.

TOWN OF FIRESTONE, COLORADO

ATTEST

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Bobbi Sindelar, Mayor

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Jessica Koenig, Town Clerk

## AGENDA INFORMATION MEMORANDUM

### FIRESTONE TOWN BOARD OF TRUSTEES



AIM#: 7.a

Land Development

Meeting Date: July 22, 2020

Initiated By: Matt Thompson

Dept: Planning & Development

#### **AGENDA TITLE**

PUBLIC HEARING: **Resolution 20-72:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING A FINAL DEVELOPMENT PLAN FOR CERTAIN REAL PROPERTY LOCATED AT LOT 1, FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 3

#### **SUMMARY**

Lot 1, Firestone City Centre Subdivision Filing No. 3 Final Development Plan (FDP) is a proposed 7,033 sq. ft. inline commercial building. The FDP is proposed on Lot 1, Firestone City Centre Subdivision Filing No. 3, which is approximately 1.188 acres in size. The site is generally flat and is appropriate for the proposed use. Two driveways are proposed to access the property directly from City Centre Road. Off-street parking is proposed on the north, west, and south of the 7,033 sq. ft. inline building. The main customer entrances into the building are on the west elevation.

#### **HISTORY AND PREVIOUS BOARD ACTION**

Lot 1, Firestone City Centre Subdivision Filing No. 3 is part of the Overall Final Development Plan (OFDP) for Firestone City Centre, which was approved on June 14, 2007. The OFDP included the roadway and infrastructure improvements for the Firestone City Centre development as a whole.

#### **RECOMMENDATION**

Town staff recommends the Board of Trustees approve Resolution 20-72 with the following conditions:

- (a) Provide an updated title commitment, THF Firestone Development, LLC, as the owner, when the mylars are provided for recording, dated no later than thirty (30) days prior to submission of mylars.
- (b) Technical corrections to the Lot 1, Firestone City Centre Subdivision Filing No. 3, Final Development Plan shall be made to the Town's satisfaction.
- (c) The Final Development Plan, Lot 1, Firestone City Centre Subdivision Filing No. 3, Section 11, Township 2 north, range 68 west of the sixth P.M., Town of Firestone, County of Weld, shall not be recorded until such time as all conditions of this section have been fulfilled by the Applicant.

The Planning and Zoning Commission recommended approval of this project at its July 16, 2020 regular meeting with two conditions a and b shown above.

#### **ALTERNATIVES**

N/A

#### **ATTACHMENTS**

1. Lot 1, Firestone City Centre Subdivision Filing No. 3 FDP BOT Staff Report
2. Lot 1, Firestone City Centre F3 FDP BOT Reso
3. Firestone City Centre Lot 1 FDP
4. Lot 1, Firestone City Centre Subdivision No. 3 BOT FDP Staff Presentation
5. Firestone Lot 1 Shops Applicant Presentation
6. Telephonic Agreement



7. Res. PC-20-11 Lot 1 Firestone City Centre SIGNED

**FINANCIAL CONSIDERATIONS**

N/A



## **Staff Report**

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**Lot 1, Firestone City Centre  
Subdivision Filing No. 3,  
Final Development Plan**

**Prepared by the  
Town of Firestone for the  
Board of Trustees**

**July 10, 2020**

## **Applications**

This staff report is for Lot 1, Firestone City Centre Subdivision, Final Development Plan (FDP). The applicant for the FDP is THF Firestone Development LLC.

## **Notice**

Pursuant to the Town Code and Development Regulations, proper notification of the public hearings was published. Proof of notification to owners of interest and surrounding property owners and a property posting log will be provided by the applicants prior to the hearings.

## **Location and Process**

The location of the FDP is the southeast corner of Firestone Boulevard and East Interstate 25 Frontage Road, with a proposed address of 4265 City Centre Road. The FDP is the final step in the Firestone Development Review process prior to the building permit process.

## **Site Analysis, Circulation and Parking**

The FDP is proposed on Lot 1, Firestone City Centre Subdivision Filing No. 3, and is approximately 1.188 acres in size. The site is generally flat and is appropriate for the proposed use. Two driveways are proposed to access the property directly from City Centre Road. Off-street parking is proposed on the north, west and south of the 7,033 sq. ft. inline building. The main customer entrances into the building are on the west elevation.

## **Plan Analysis**

Lot 1, Firestone City Centre Subdivision Filing No. 3 FDP is a proposed 7,033 sq. ft. inline commercial building. The building is planned to be used for local, regional and national retailers and restaurants with a variety of business platforms. The individual units will be leased. This site is part of the Overall Final Development Plan (OFDP) for Firestone City Centre, which was approved on June 14, 2007. The OFDP included the roadway and infrastructure improvements for the Firestone City Centre development as a whole. This FDP provides plans for landscape, utilities, grading, drainage and architectural theme.

The building will be available for general lease to multiple tenants and designed to be easily divided internally for various square footages along with the flexibility of entry locations along the main (west) façade. The building has been designed externally to integrate with the existing architecture built in the Firestone City Centre and to comply with the Centre's design guidelines by using the established material palette of manufactured stone veneer, synthetic stucco and masonry buildings with pronounce entry elements along with fully screened utilities and parapet screen roof mount equipment reinforce the design guidelines emphasis on Colorado craftsman architecture. Natural earth tone colors, craftsman detailing and massing along with traditional lighting maintain a sense of harmony with the adjacent structures and throughout the development.

Additionally, a new trash enclosure, water service, sanitary sewer, storm drainage, electric, gas, telephone and 53 parking spaces will be constructed as part of the approved FDP. The project will be consistent with adjacent developments and will complement the overall Firestone City Centre development. Furthermore, the development will comply with applicable landscape, lighting, architecture and signage requirements.

## **Building Height**

The proposed building height is approximately 27'-8", in accordance with Firestone development standards.

### **Fiscal Impacts**

The 7,033 sq. ft. inline commercial building permitted by the FDP will provide employment opportunities to the community of Firestone and promote the local economy of Town of Firestone within an area zoned for commercial use. The increase of office space in this area will generate additional traffic counts that retailers require when identifying ideal sites for successful retail outlets.

### **Utility and Services**

Public infrastructure and utilities are available to the site.

### **Planning and Zoning Commission and Board of Trustees Conditions and Standards for Approval**

For your general reference, attached are the conditions and standards of approval for a PUD district that are stated in the Firestone Development Regulations.

#### **Conditions and Standards for Approval**

The Planning Commission and the Town Board of Trustees may approve a PUD application if it meets the intent of these Regulations and complies with the Town Code and other controlling regulations and documents, including the development standards specified herein. The Planning Commission and Town Board shall consider the following in making their decision for approval, approval with conditions, or denial of a PUD:

- A. The proposed PUD district is compatible with present development in the surrounding area, and will not have a significant, adverse effect on the surrounding area;
- B. The proposed PUD district is consistent with the public health, safety and welfare, as well as efficiency and economy in the use of land and its resources;
- C. The proposed PUD district is consistent with the overall direction, intent of Titles 16 and 17 of the Town Code, and the intent and policies of the Town's comprehensive plan and other policy documents of the Town;
- D. The proposed PUD district provides for a creative and innovative design which could not otherwise be achieved through other standard zoning districts;
- E. The exceptions from the zoning regulations requested in the proposed PUD are warranted by virtue of innovative design and amenities incorporated in the PUD district;
- F. The PUD provides adequate circulation in terms of internal street circulation system, designed for the type of traffic generated, for separate living areas, convenience, safety, access, and noise and exhaust control. Proper circulation in parking areas shall be provided in terms of safety, convenience, separation and screening. The PUD should provide for buffering from collector and arterial streets through earthen berms, landscaping, and other methods;
- G. The PUD provides functional open space in terms of practical usability and accessibility, and optimum preservation of natural features, including trees and drainage areas, recreation, views, natural stream courses, bodies of water and wetlands;
- H. To the extent practicable, the PUD provides variety in terms of housing types, housing size, densities, facilities and open space;
- I. The PUD provides for pedestrian and bicycle traffic in terms of safety, separation,

- convenience, access, destination and attractiveness. If possible, there shall be an internal pedestrian circulation system separate from the vehicular system such that allows access to adjacent parcels, parks, open space, or recreational facilities within the PUD as well as links to trail systems of the Town;
- J. Building types in terms of appropriateness to density, site relationship and bulk;
  - K. Building design in terms of orientation, spacing, materials, color, texture, storage, signs and lighting;
  - L. Landscaping of the site in terms of purpose, such as screening, types and materials used, maintenance suitability, water demands and effect on the area;
  - M. Services including utilities, fire, police protection and other such services are available or can be made available to adequately serve the development;
  - N. No structures in the PUD shall encroach on a floodplain except as permitted by the Town's floodplain ordinance;
  - O. No occupied structure shall be located on ground showing severe subsidence potential without adequate design and study approved by the Town;
  - P. Visual relief and variety of visual sitings shall be located within the PUD through building placement, shortened or interrupted street vistas, visual access to open space and other design methods;
  - Q. The fiscal impacts on the Town, relative to expected service provision costs and anticipated revenue to the Town;
  - R. Compliance with the provisions of any applicable intergovernmental agreements;
  - S. The PUD incorporates a lighting plan and facilities to minimize of light drift outside the PUD in an effort to help preserve the night sky;
  - T. To the extent reasonably practicable, the PUD shall strive to incorporate "green" building standards and design guidelines for all residential and commercial development in an effort increase energy efficiency and reduce energy consumption;
  - U. To the extent reasonably practicable, the PUD shall strive to incorporate renewable energy technologies;
  - V. To the extent reasonably practicable, the PUD shall strive to incorporate best management practices in recycling, water conservation, soils preservation and sustainable development practices;
  - W. To the extent reasonably practicable, the PUD shall strive to incorporate Infrastructure design that emphasizes technology that will encourage the development of "knowledge workers" and will facilitate telecommuting.

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### **Planning Commission or Board of Trustees Action**

The Planning Commission Board or Board of Trustees has the following options relative to the action on applications in general. As necessary additional information relative to continuances, etc. can be provided by the Town Attorney.

- A. Make a decision and vote on the application, using the draft resolution previously

- prepared, as may be amended during the hearing; or
- B. Make a decision and vote on the application, but request the Town Attorney to prepare findings of fact and conclusions for approval and adoption at the next regular meeting; or
  - C. Defer a decision and direct the Town Attorney to prepare findings of fact and conclusions to be submitted to the Board of Trustees at its next regular meeting, with final deliberation, decision and adoption of the findings of fact and conclusion at that meeting; or
  - D. Defer a decision until a date certain, as is mutually agreed upon by the Applicant and the Board of Trustees, by which time the record and all evidence can be reviewed. At that time the Board of Trustees can either adopt findings of fact and conclusions or direct the Town Attorney to prepare findings of fact and conclusions for adoption at the next regular meeting after the meeting to which the matter has been deferred.
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### **RECOMMENDATION**

Town staff recommends the Board of Trustees approve Resolution 20-72, a resolution approving the Lot 1, Firestone City Centre Subdivision Filing No. 3, Final Development Plan with the following conditions:

- (a) The Applicant provides an updated title commitment when the mylars are provided for recording, dated no later than thirty (30) days prior to submission of mylars.
- (b) All minor, technical corrections to the Lot 1 Firestone City Centre Subdivision Filing No. 3, final development plan shall be made to the Town's satisfaction.
- (c) The Final Development Plan, Lot 1 Firestone City Centre Filing No. 3, Section 11, Township 2 North, Range 68 West of the 6<sup>th</sup> P.M., Town of Firestone, County of Weld, State of Colorado, shall not be recorded until such time as all conditions of this section have been fulfilled by Applicant.

## **RESOLUTION NO. 20-72**

### **A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING A FINAL DEVELOPMENT PLAN FOR CERTAIN REAL PROPERTY LOCATED AT LOT 1, FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 3**

WHEREAS, THF Firestone Development, LLC, as owner of certain real property legally described as Lot 1, Firestone City Centre Subdivision Filing No. 3 (the “Property”), and as development applicant (“Applicant”), has submitted a proposed final development plan for the Property, entitled “Final Development Plan Lot 1 Firestone City Centre Subdivision Filing No. 3, Section 11, Township 2 North, Range 68 West of the 6<sup>th</sup> P.M., Town of Firestone, County of Weld, State of Colorado”, (the “Final Development Plan”); and,

WHEREAS, the Firestone Planning and Zoning Commission, after conducting a public hearing on the Application on July 16, 2020, rendered a decision recommending approval of the Final Development Plan with two (2) conditions as more fully set forth in PC-20-11, dated July 16, 2020; and,

WHEREAS, on July 22, 2020, the Board of Trustees conducted a public hearing on the Final Development Plan; and,

WHEREAS, after reviewing the record of the Planning Commission public hearing, and after considering the testimony, evidence and argument presented at the Board of Trustees public hearing, the Board of Trustees finds and determines that the Final Development Plan is complete, and that the Applicant has met the applicable requirements and standards set forth in the Firestone Municipal Code and Firestone Development Regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO:

Section 1. The Board of Trustees acknowledges the Planning and Zoning Commission’s findings of fact in this case, as detailed in Resolution PC-20-11.

Section 2. The above Recitals and Findings of the Board of Trustees are hereby incorporated into this resolution.

Section 3. The Final Development Plan Lot 1 Firestone City Centre Subdivision Filing No. 3, Section 11, Township 2 North, Range 68 West of the 6<sup>th</sup> P.M., Town of Firestone, County of Weld, State of Colorado, attached hereto as Exhibit A and incorporated herein by this reference, is hereby approved, subject to and contingent upon compliance with the following conditions:

(a) The Applicant provides an updated title commitment when the mylars are provided for recording, dated no later than thirty (30) days prior to submission of mylars.

(b) All minor, technical corrections to the Lot 1, Firestone City Centre Subdivision Filing No. 3, final development plan shall be made to the Town’s satisfaction.

(c) The Final Development Plan, Lot 1 Firestone City Centre Filing No. 3, Section 11, Township 2 North, Range 68 West of the 6<sup>th</sup> P.M., Town of Firestone, County of Weld, State of Colorado, shall not be recorded until such time as all conditions of this section have been fulfilled by Applicant.

Section 4. Approval of the Final Development Plan, Lot 1 Firestone City Centre Subdivision Filing No. 3, Section 11, Township 2 North, Range 68 West of the 6<sup>th</sup> P.M., Town of Firestone, County of Weld, State of Colorado, that is the subject of this resolution, shall be null and void if the conditions set forth in Section 3 above are not complied with, unless extended by Resolution of the Board.

INTRODUCED, READ AND ADOPTED this\_\_ day of\_\_\_\_\_, 2020.

TOWN OF FIRESTONE, COLORADO

\_\_\_\_\_  
Bobbi Sindelar, Mayor

ATTEST:

\_\_\_\_\_  
Jessica Koenig, Town Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
William P. Hayashi, Town Attorney



FINAL DEVELOPMENT PLAN  
LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTRE

TOWN OF FIRESTONE  
COUNTY OF WELD  
STATE OF COLORADO

PROJECT TEAM

OWNER / DEVELOPER

THF Firestone Development LLC  
2127 Innerbelt Business Drive, Suite 310  
St. Louis, Missouri 63114  
314.513.1500 voice  
Contact: Darren Ridenhour  
Email: dridenhour@tgsproperties.com

CIVIL ENGINEER

Redland  
1500 W. Canal Court  
Littleton, Colorado 80120  
720.283.6783 voice  
Contact: Travis Frazier , P.E.  
Email: tfrazier@redland.com

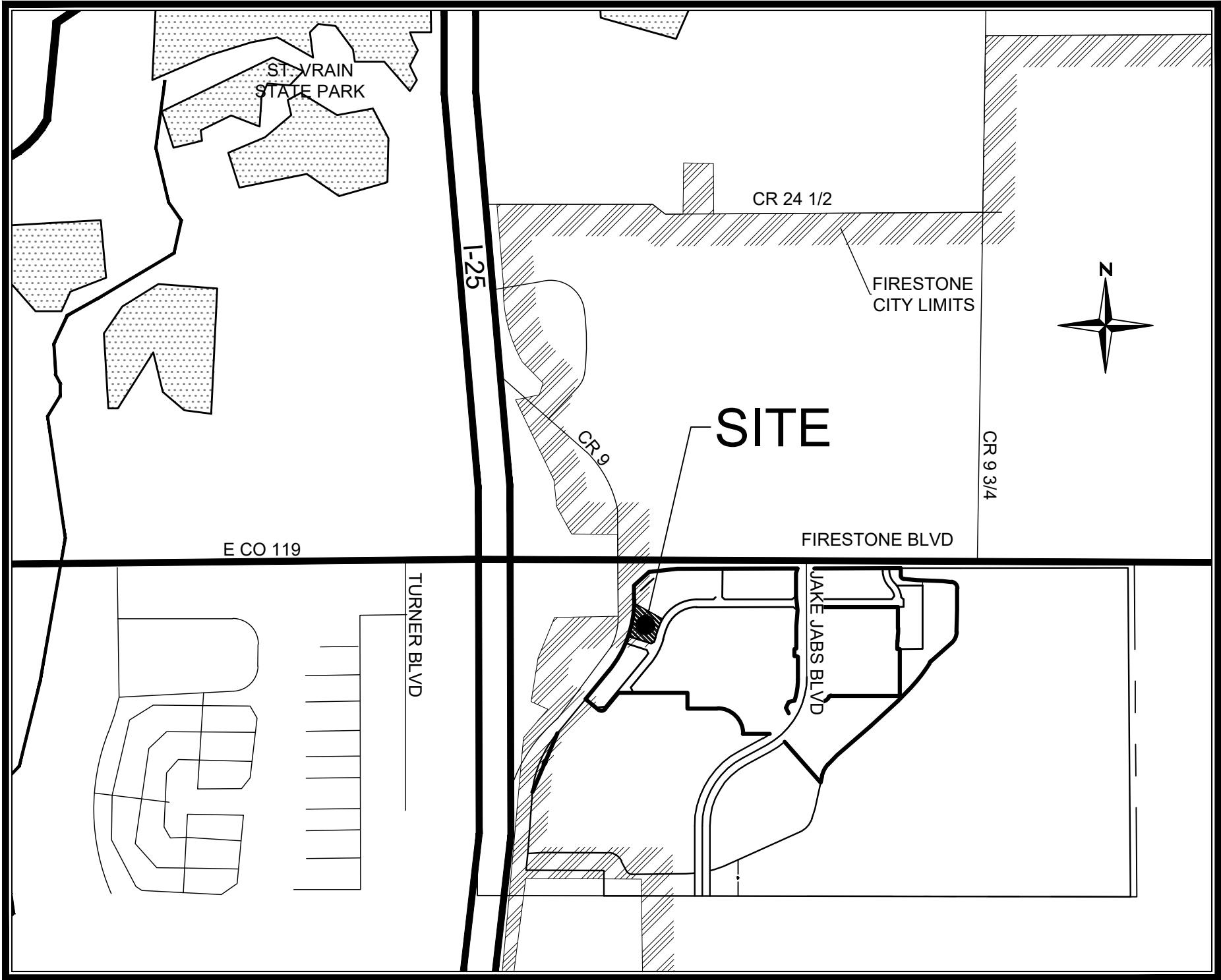
ARCHITECT

David P. Goode Architecture  
558 Castle Pines Parkway, Suite B4-174  
Castle Pines, Colorado 80108  
303.246.4943 voice  
Contact: David P. Goode  
Email: davidpgoode@gmail.com

LANDSCAPE ARCHITECT

Redland  
1500 W. Canal Court  
Littleton, Colorado 80120  
720.283.6783 voice  
Contact: Susan Wade , PLA  
Email: swade@redland.com

COVER SHEET  
SHEET 1 OF 18



VICINITY MAP  
1" = 1000'

| SHEET INDEX |                     |
|-------------|---------------------|
| SHEET NO.   | DESCRIPTION         |
| FDP 1       | COVER SHEET         |
| FDP 2       | NARRATIVE SHEET     |
| FDP 3       | NARRATIVE SHEET     |
| FDP 4       | SITE PLAN           |
| FDP 5       | SITE DETAILS        |
| FDP 6       | GRADING PLAN        |
| FDP 7       | UTILITY PLAN        |
| FDP 8       | LANDSCAPE PLAN      |
| FDP 9       | LANDSCAPE DETAILS   |
| FDP 10      | IRRIGATION SCHEDULE |
| FDP 11      | IRRIGATION PLAN     |
| FDP 12      | IRRIGATION DETAILS  |
| FDP 13      | IRRIGATION DETAILS  |
| FDP 14      | IRRIGATION DETAILS  |
| FDP 15      | ARCH ELEVATIONS     |
| FDP 16      | ARCH ELEVATIONS     |
| FDP 17      | PHOTOMETRIC PLAN    |
| FDP 18      | PHOTOMETRIC DETAILS |

LEGAL DESCRIPTION

ALL OF LOT 1, FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 3, AS PER THE PLAT RECORDED OCTOBER 1, 2010 AT RECEPTION NO. 3722597, COUNTY OF WELD, STATE OF COLORADO.

CONTAINING 1.188 ACRES MORE OR LESS.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM RTK FAST STATIC GPS OBSERVATIONS AND ARE BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE (NAD 83, 1996), ALONG THE EASTERLY LINE OF LOT 2, FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 3, WHICH BEARS SOUTH 23°14'40" EAST, BETWEEN THE MONUMENTS SHOWN HEREIN.

BENCHMARK

TOWN OF FIRESTONE BENCHMARK NO. 6. CHISELED SQUARE ON SOUTH END HEAD WALL OF DITCH CROSSING UNDER INTERSTATE 25 ELEVATION = 4856.97 (TOWN OF FIRESTONE 1929 DATUM).



APPROVAL BLOCK:

APPROVED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY RESOLUTION NO. \_\_\_\_\_.

MAYOR

ATTEST: TOWN CLERK

ACCEPTANCE BLOCK AND NOTARY

BY SIGNING THIS FDP, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL OF THE REQUIREMENTS AND INTENT SET FORTH HEREIN.

THF FIRESTONE DEVELOPMENT, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY  
BY: THF FIRESTONE INVESTORS, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
ITS: MANAGER

STATE OF MISSOURI )  
 ) SS  
COUNTY OF ST. LOUIS )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY \_\_\_\_\_  
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES

| LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTRE |                                            |
|--------------------------------------------|--------------------------------------------|
| COVER SHEET                                |                                            |
| NAME OF APPLICATION:                       | LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTER |
| TYPE OF SUBMITTAL                          | FINAL DEVELOPMENT PLAN                     |
| FILING NUMBER:                             | N/A                                        |
| PHASE NUMBER:                              | N/A                                        |
| PREPARATION DATE:                          | 02/27/2020                                 |
| REVISION DATE:                             | 06/11/2020                                 |
| REVISION DATE:                             |                                            |
| REVISION DATE:                             |                                            |
| REVISION DATE:                             |                                            |
| REVISION DATE:                             |                                            |
| SHEET 1 OF 18                              |                                            |



L:\2010\10009 - Firestone City Centre\CAD\Sheet Sets\FDP\LOT 1\NARRATIVE SHEET.dwg Job: FDP 2 NARRATIVE SHEET Jun 12, 2020 - 8:29am jramirez

PROJECT CONCEPT

THIS SITE IS THE FINAL DEVELOPMENT PLAN (FDP) FOR THE INLINE SHOPS AT THE FIRESTONE CITY CENTRE DEVELOPMENT NO. 2, WHICH IS LOCATED WITHIN LOT 1 OF THE FIRESTONE CITY CENTRE SUBDIVISION, FILING NO. 3. THE BUILDING IS PLANNED TO BE FOR LOCAL, REGIONAL AND NATIONAL RETAILERS AND RESTAURANTS WITH A VARIETY OF BUSINESS PLATFORMS. THE INDIVIDUAL UNITS WILL BE LEASED.

THE SITE IS PART OF A PREVIOUSLY APPROVED OVERALL FINAL DEVELOPMENT PLAN WHICH INCLUDED THE ROADWAY AND INFRASTRUCTURE IMPROVEMENTS FOR THE FIRESTONE CITY CENTRE DEVELOPMENT AS A WHOLE. THIS FDP PROVIDES PLANS FOR LANDSCAPE, UTILITIES, GRADING, DRAINAGE AND ARCHITECTURAL THEME.

LAND USE TABLE

| LAND USE TABLE          |        |    |      |
|-------------------------|--------|----|------|
| TOTAL AREA              | 51,749 | SF | 100% |
| BUILDING GROSS COVERAGE | 7,033  | SF | 14%  |
| LANDSCAPE AREA          | 19,660 | SF | 38%  |
| NATIVE SEED*            | 10,948 | SF | --   |
| DRIP IRRIGATED PLANTING | 7,427  | SF | --   |
| SPRAY IRRIGATED SOD     | 1,285  | SF | --   |
| PAVED AREA              | 25,056 | SF | 48%  |

\*NATIVE SEED AREA WILL BE CONNECTED TO THE EXISTING MASTER DEVELOPMENT IRRIGATION SYSTEM

ENVIRONMENTAL IMPACT MITIGATION

THERE IS NO EVIDENCE OF RECOGNIZED ENVIRONMENTAL CONDITIONS IN CONNECTION WITH THIS SITE.

REFER TO THE "PHASE 1 ENVIRONMENTAL SITE ASSESSMENT UPDATE, 80-ACRE UNDEVELOPED PARCEL, SOUTHEAST CORNER OF THE STATE HIGHWAY 119 AND INTERSTATE 25, FIRESTONE, COLORADO", PREPARED BY KUMAR AND ASSOCIATES FOR QUADRANT CENTENNIAL PARTNERS, LLC, DATED JANUARY 16, 2006.

PRIVATE MAINTENANCE AND ENFORCEMENT

THE SITE WILL BE PRIVATELY MAINTAINED. ANY NECESSARY CROSS-ACCESS AND UTILITY EASEMENTS AS WELL AS AGREEMENTS FOR ANY COMMON ROADWAYS AND/OR ACCESS POINTS WERE PROVIDED AS PART OF THE FIRESTONE CITY CENTRE DEVELOPMENT.

PARKS, TRAILS AND OPEN SPACE

PUBLIC LAND DEDICATION REQUIREMENTS HAVE BEEN MET PREVIOUSLY WITH THE PLATTING OF FIRESTONE CITY CENTRE.

ADA COMPLIANCE

THE FDP HAS BEEN DESIGNED IN ACCORDANCE WITH THE AMERICAN'S WITH DISABILITIES ACT.

CONTROLS

THE DECLARATION OF RECIPROCAL EASEMENTS AND RESTRICTIONS WERE PROVIDED AS PART OF THE FIRESTONE CITY CENTRE DEVELOPMENT.

DRAINAGE

THIS SITE IS DESIGNED TO CONFORM WITH THE APPROVED "FINAL DRAINAGE REPORT FOR FIRESTONE CITY CENTRE" DATED JULY 11, 2007 WHICH WAS PREPARED BY V3 COMPANIES OF COLORADO. A SITE SPECIFIC DRAINAGE COMPLIANCE LETTER, DATED JUNE 15, 2017, HAS BEEN PREPARED BY REDLAND AND IS INCLUDED WITH THIS SUBMITTAL.

FINAL DEVELOPMENT PLAN  
LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTRE

TOWN OF FIRESTONE  
COUNTY OF WELD  
STATE OF COLORADO

NARRATIVE SHEET  
SHEET 2 OF 18

WATER DEMAND CALCULATIONS

WATER DEDICATION WAS DETERMINED BASED ON INFORMATION PROVIDED BY THE APPLICANT. THE TOTAL AMOUNT OF WATER TO BE DEDICATED TO THE TOWN WAS CALCULATED BASED ON ACRES OF IRRIGATED LANDSCAPING ON THE SITE AND TOTAL ESTIMATED DOMESTIC (IN-BUILDING) DEMAND. THE TOWN SHALL AT ALL TIMES HAVE THE RIGHT TO REQUIRE ADDITIONAL WATER DEDICATION IF ACTUAL CONSUMPTION EXCEEDS THIS CALCULATED ESTIMATE. IF THE TOWN DETERMINES THAT ADDITIONAL WATER IS TO BE DEDICATED THE LOT OWNER SHALL PROVIDE THE WATER WITHIN 30 DAYS WRITTEN NOTICE BY THE TOWN. THE ADDITIONAL DEDICATION SHALL BE BASED ON THE TOWN'S THEN CURRENT WATER DEDICATION POLICIES.

THE TOWN OF FIRESTONE HAS DETERMINED THAT THE REQUIRED CBT DEDICATION TO BE:

IRRIGATION DEMAND = 0.65 CBT SHARES

DOMESTIC DEMAND = 0.32 CBT SHARES

A TOTAL OF 1 CBT SHARES SHALL BE TRANSFERRED TO THE TOWN PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. THE CBT DEDICATION FOR THIS FDP SHALL BE MET BY DEDUCTING 3 SHARES FROM THE 100 SHARE POOL ORIGINALLY CREATED BY THF WITH THE FIRESTONE CITY CENTRE DEVELOPMENT.

UTILITIES

NEW UTILITY SERVICE LINES FOR WATER, SANITARY, STORM DRAINAGE, ELECTRIC, GAS AND TELEPHONE WILL BE CONSTRUCTED AS PART OF THE APPROVED FDP. UTILITY INFRASTRUCTURE WAS CONSTRUCTED AS PART OF THE OFDP FOR THE OVERALL DEVELOPMENT AND SERVICE CONNECTIONS TO THE PROPOSED BUILDING WILL BE ADDRESSED VIA THE FDP. THE BUILDINGS SERVICE LINES WILL INCLUDE A 1 1/2 INCH WATER METER AND SERVICE, A 6 INCH FIRE LINE, AND A 6 INCH SANITARY SERVICE LINE. DRY UTILITIES (GAS, ELECTRIC, TELEPHONE, FIBER-OPTIC) WILL ALSO BE PROVIDED BY THE LOCAL UTILITY PROVIDER TO EACH BUILDING.

ABOVE GROUND DRY UTILITIES WILL BE SCREENED WITH LANDSCAPING IN ACCORDANCE WITH THE UTILITY PROVIDER'S REQUIREMENTS FOR SETBACK AND PLANTING MATERIALS.

THERE ARE SEVERAL GAS LINES AND WELLS ADJACENT TO THE SITE. ALL SITE DEVELOPMENT WORK WILL BE IN ACCORDANCE WITH RELEVANT STATE AND LOCAL ORDINANCES.

PARKING

A TOTAL OF 53 STANDARD PARKING SPACES, INCLUDING 2 HANDICAP PARKING SPACES ARE PROVIDED AS A PART OF THIS FDP. THIS EQUATES TO ONE STANDARD PARKING SPACE FOR EVERY 132 SQUARE-FEET OF BUILDING SPACE. THIS EQUATES TO ONE HANDICAP PARKING SPACE FOR EVERY 3,500 SQUARE-FEET OF BUILDING SPACE. THE TOTAL SQUARE FEET OF INTERNAL LANDSCAPING WITHIN THE PARKING AREA IS 3.935 SF. THIS INCLUDES LANDSCAPE ISLANDS AND LANDSCAPING ADJACENT TO THE PARKING.

ARCHITECTURE

NEW, GROUND UP, FREE STANDING BUILDING AVAILABLE FOR GENERAL LEASE TO MULTIPLE TENANTS AND DESIGNED TO BE EASILY DIVIDED INTERNALLY FOR VARIOUS SQUARE FOOTAGES ALONG WITH THE FLEXIBILITY OF ENTRY LOCATIONS ALONG THE MAIN FACADE. THIS BUILDING HAS BEEN DESIGNED EXTERNALLY TO INTEGRATE WITH THE EXISTING ARCHITECTURE BUILT IN THE FIRESTONE CITY CENTRE AND TO COMPLY WITH THE CENTRE'S DESIGN GUIDELINES BY USING THE ESTABLISHED MATERIAL PALETTE OF MANUFACTURED STONE VENEER. SYNTHETIC STUCCO (EIFS) AND MASONRY VENEER (BRICK) ALONG WITH METAL CANOPY ACCENTS. HORIZONTAL LOW BUILDINGS WITH PRONOUNCED ENTRY ELEMENTS ALONG WITH FULLY SCREENED UTILITIES AND PARAPET SCREENED ROOF MOUNTED EQUIPMENT REINFORCE THE DESIGN GUIDELINE'S EMPHASIS ON COLORADO CRAFTSMAN ARCHITECTURE. NATURAL EARTH-TONE COLORS, CRAFTSMAN DETAILING AND MASSING ALONG WITH TRADITIONAL LIGHTING MAINTAIN A SENSE OF HARMONY WITH THE ADJACENT STRUCTURES AND THROUGHOUT THE DEVELOPMENT.

SETBACKS

PRINCIPAL BUILDING SETBACKS ARE SHOWN ON THE SITE PLAN SHEET IN THIS FDP. ALL SETBACKS MEET FIRESTONE DEVELOPMENT REGULATIONS AND TOWN CODES.

DEVELOPMENT SCHEDULE

AFTER PERMITS ARE OBTAINED, THE BUILDING IS ANTICIPATED TO START CONSTRUCTION WITHIN SIX MONTHS.

A 5 MONTH DURATION IS ANTICIPATED FOR COMPLETION OF SITE WORK, UTILITIES AND BUILDING CONSTRUCTION. WORK IS ANTICIPATED TO BEGIN IN SUMMER OF 2020 WITH COMPLETION IN EARLY 2021.

THE FDP SHALL BE VALID FOR THREE YEARS FROM THE APPROVAL DATE.



|                                            |                                            |
|--------------------------------------------|--------------------------------------------|
| LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTRE |                                            |
| NARRATIVE SHEET                            |                                            |
| NAME OF APPLICATION:                       | LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTER |
| TYPE OF SUBMITTAL                          | FINAL DEVELOPMENT PLAN                     |
| FILING NUMBER:                             | N/A                                        |
| PHASE NUMBER:                              | N/A                                        |
| PREPARATION DATE:                          | 02/27/2020                                 |
| REVISION DATE:                             | 06/11/2020                                 |
| REVISION DATE:                             |                                            |
| REVISION DATE:                             |                                            |
| REVISION DATE:                             |                                            |
| REVISION DATE:                             |                                            |
| SHEET 2 OF 18                              |                                            |

THE STAENBERG GROUP  
DESIGN. DEVELOP. DELIVER.

Redland  
WHERE GREAT PLACES BEGIN  
1200 West Grand Court  
Boulder, CO 80504  
800.848.6204

CIVIL ENGINEER / LANDSCAPE ARCHITECT:

PROFESSIONAL ENGINEER  
45342  
TRA 15 J. FRANKLIN

|             |            |
|-------------|------------|
| DATE        | 12.09.2019 |
| DRAWN       |            |
| CHECKED     | TJF        |
| APPROVED    | TJF        |
| PROJECT NO. | 10009.08   |
| HORZ. SCALE |            |
| VERT. SCALE |            |

NARRATIVE SHEET

FINAL DEVELOPMENT PLAN

MULTI - TENANT RETAIL FIRESTONE CITY CENTRE LOT 1

COLORADO

FIRESTONE



FINAL DEVELOPMENT PLAN

LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTRE

TOWN OF FIRESTONE  
COUNTY OF WELD  
STATE OF COLORADO

NARRATIVE SHEET  
SHEET 3 OF 18

SIGN PROGRAM

A SIGN PERMIT SHALL BE OBTAINED FROM THE TOWN OF FIRESTONE PRIOR TO CONSTRUCTION OF ANY SIGN. ALL SIGN PERMIT APPLICATIONS SHALL BE CONSISTENT WITH THE INFORMATION PROVIDED IN THIS FDP. TRAFFIC CONTROL AND ANCILLARY SIGNS WILL BE PROVIDED ON THE SITE. ALL SIGN LOCATIONS SHALL BE APPROVED BY THE TOWN ENGINEER PRIOR TO INSTALLATION.

THE MAXIMUM SQUARE FOOTAGE OF TEMPORARY GRAND OPENING SIGNS IS 96 SQUARE FEET PER SIGN. ALL TEMPORARY SIGNS SHALL BE PLACED WITHIN THE PROPERTY LINES. TEMPORARY SIGNS MAY BE DISPLAYED IN ACCORDANCE WITH TOWN ORDINANCES AND REGULATIONS, AS AMENDED FROM TIME TO TIME. TWO GRAND OPENING SIGNS SHALL BE PERMITTED PER TENANT SPACE FOR THE INITIAL STORE OPENING AND SHALL BE ALLOWED FOR A TIME PERIOD OF NO MORE THAN 45 DAYS. EACH NEW TENANT THAT LEASES SPACE OVER TIME WILL BE ALLOWED TO DISPLAY TEMPORARY GRAND OPENING SIGNAGE.

MUSIC IN PATIO AREAS IS PERMITTED CONSISTENT WITH THE TOWN'S NOISE ORDINANCE.

CIRCULATION SYSTEM

THERE IS DIRECT ACCESS TO THE SITE FROM CITY CENTRE ROAD, WHICH WAS CONSTRUCTED AS PART OF THE OVERALL FIRESTONE CITY CENTRE INFRASTRUCTURE IMPROVEMENTS. AN EXISTING COMMON DRIVEWAY ENTRANCE WAS CONSTRUCTED WITH THE DEVELOPMENT OF LOT 2 ALONG THE NORTHERN BOUNDARY OF THE PROJECT. THE RETAIL BUILDING WILL SHARE THIS COMMON DRIVEWAY ENTRANCE WITH LOT 1. AN ADDITIONAL ACCESS FROM CITY CENTRE ROAD WILL BE CONSTRUCTED AS SHOWN IN THIS FDP TO PROVIDE ACCESS TO THE SITE. THE TOWN RESERVES THE RIGHT TO REQUIRE THE OWNER OF LOT 1 TO MODIFY THE ACCESS TO LOT 1 IF CHANGES TO ADJACENT INTERSECTIONS ADVERSELY IMPACT TRAFFIC. NO ADDITIONAL RIGHTS OF WAY ARE REQUIRED FOR THE INLINE SHOPS DEVELOPMENT.

ZONING AND PERMITTED USES

THE FIRESTONE CITY CENTRE SUBDIVISION IS ZONED PLANNED UNIT DEVELOPMENT WITH THE REGIONAL COMMERCIAL (RC) LAND USE CATEGORY WHICH PROVIDES FOR THE USES AS SPECIFIED IN THE FIRESTONE DEVELOPMENT REGULATIONS.

UTILITY SERVICE REQUIREMENTS

THE DEVELOPMENT SHALL BE SERVICED BY THE FOLLOWING UTILITY COMPANIES:

- GAS - BLACK HILLS ENERGY
- ELECTRIC - UNITED POWER
- TELEPHONE - CENTURY LINK
- WATER - TOWN OF FIRESTONE
- SANITARY SEWER - ST. VRAIN SANITATION DISTRICT
- POLICE - TOWN OF FIRESTONE
- FIRE- FREDRICK-FIRESTONE PROTECTION DISTRICT
- RECREATION - CARBON VALLEY RECREATION DISTRICT

BUILDING ADDRESS

\_\_\_\_ CITY CENTRE ROAD, FIRESTONE, COLORADO, 80504

SUITE NUMBERS FOR EACH TENANT SPACE PER BUILDING SHALL BE IN THE FOLLOWING ORDER:100, 200, ETC.

SITE OPERATIONS

STORE HOURS OF OPERATION ARE 24 HOURS A DAY, 7 DAYS A WEEK.

| WATER METER TABLE |           |            |
|-------------------|-----------|------------|
| QUANTITY          | SIZE (IN) | TYPE       |
| 1                 | 1.50      | COMMERCIAL |
| 0                 | -         | IRRIGATION |



LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTRE

NARRATIVE SHEET

|                      |                                            |
|----------------------|--------------------------------------------|
| NAME OF APPLICATION: | LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTER |
| TYPE OF SUBMITTAL    | FINAL DEVELOPMENT PLAN                     |
| FILING NUMBER:       | N/A                                        |
| PHASE NUMBER:        | N/A                                        |
| PREPARATION DATE:    | 02/27/2020                                 |
| REVISION DATE:       | 06/11/2020                                 |
| REVISION DATE:       |                                            |
| REVISION DATE:       |                                            |
| REVISION DATE:       |                                            |
| REVISION DATE:       |                                            |

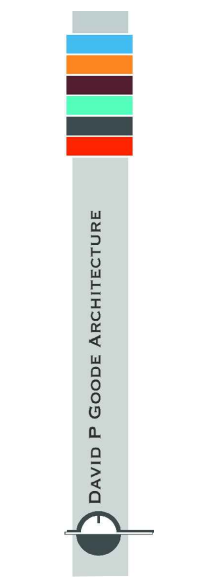
SHEET 3 OF 18



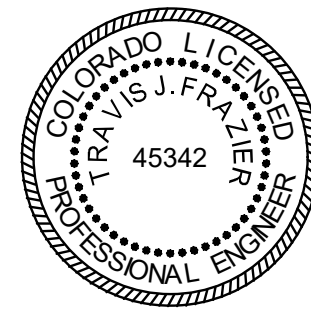
OWNER / DEVELOPER:



CIVIL ENGINEER / LANDSCAPE ARCHITECT:



ARCHITECT:



|             |            |
|-------------|------------|
| DATE        | 12.09.2019 |
| DRAWN       |            |
| CHECKED     | TJF        |
| APPROVED    | TJF        |
| PROJECT NO. | 10009.08   |
| HORZ. SCALE |            |
| VERT. SCALE |            |

NARRATIVE SHEET

FINAL DEVELOPMENT PLAN

MULTI - TENANT RETAIL FIRESTONE CITY CENTRE LOT 1

COLORADO

FIRESTONE

SHEET

FDP 3



1. REFER TO SHEET FDP 5 FOR SITE AND SIGNAGE DETAILS.
2. ALL CURB DIMENSIONS IN PLAN VIEW ARE AT FLOWLINE UNLESS OTHERWISE NOTED.
3. REFER TO GEOTECHNICAL ENGINEERING STUDY FOR PAVEMENT AND SIDEWALK THICKNESS RECOMMENDATIONS. GEOTECHNICAL INVESTIGATION COMMERCIAL BUILDING LOT 2, FIRESTONE CITY CENTRE BY CTL/THOMPSON INC DATE APRIL 4 2017. CONTRACTOR TO CONFIRM PAVEMENT SECTION WITH SOILS ENGINEER PRIOR TO PAVING.
4. ALL BUILDING DIMENSIONS ARE BASED UPON THE FOOTPRINT PROVIDED BY ARCHITECT.
5. PER TOWN OF FIRESTONE REQUIREMENTS ALL DETECTABLE WARNING STRIPS SHALL BE CAST IN TACT TRUNCATED DOME PAVERS.

TOWN OF FIRESTONE  
COUNTY OF WELD  
STATE OF COLORADO

[illegible]

EXISTING CURB AND GUTTER

EXISTING WALL

EXISTING PROPERTY LINE

EXISTING ADJACENT PROPERTY LINE

EXISTING EASEMENT

EXISTING LANDSCAPE BUFFER

EXISTING SECTION LINE

EXISTING FENCE

EXISTING SANITARY SEWER

EXISTING STORM SEWER

EXISTING FIRE HYDRANT

EXISTING WATER VALVE

EXISTING IRRIGATION VALVE

EXISTING SIGN

EXISTING ELEC. CABINET

EXISTING TELE. PEDESTAL

EXISTING FIBER OPTIC RISER

|                                                                                     |                                      |
|-------------------------------------------------------------------------------------|--------------------------------------|
|  | PROPOSED CATCH CURB AND GUTTER       |
|  | PROPOSED SPILL CURB AND GUTTER       |
|  | PROPOSED SAWCUT LINE (2')            |
|  | PROPOSED CONCRETE PAVEMENT SECTION   |
|  | PROPOSED HEAVY DUTY PAVEMENT SECTION |
|  | PROPOSED SIGN                        |
|  | PROPOSED LIGHTS                      |
|  | PROPOSED BIKE RACK                   |

ASPHALT

4" HOT MIX ASPHALT

6" MIN. BASE COURSE

12" MOISTURE TREATED SUBGRADE

Diagram illustrating the cross-section of a road structure:

- 5" HOT MIX ASPHALT
- 6" MIN. BASE COURSE
- 12" MOISTURE TREATED SURGRADE

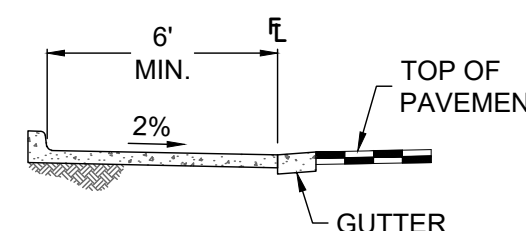
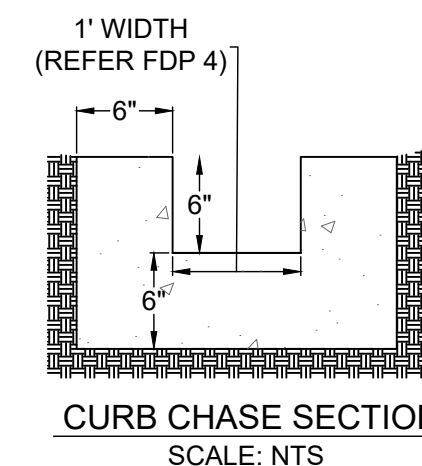


**Know what's below.  
Call before you**

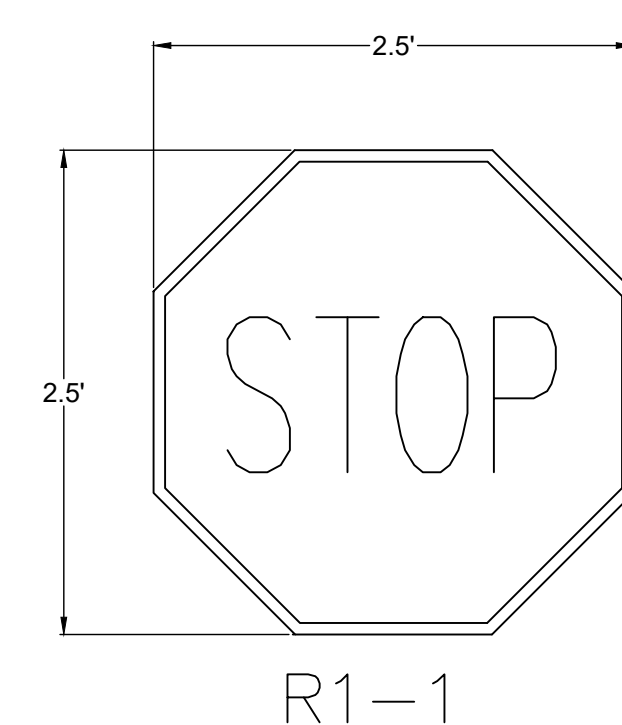
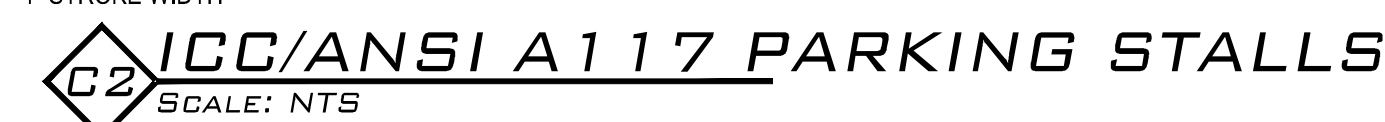
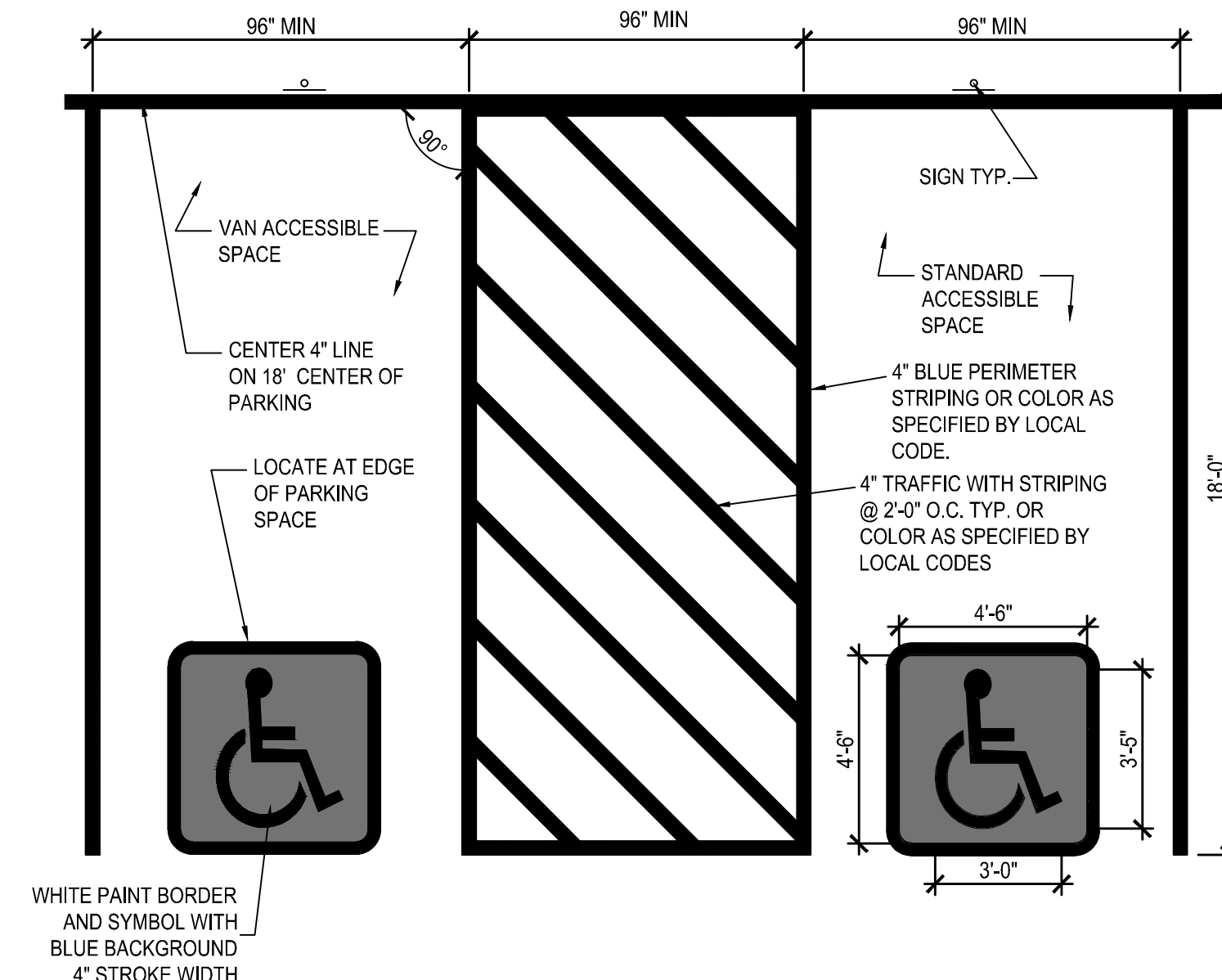
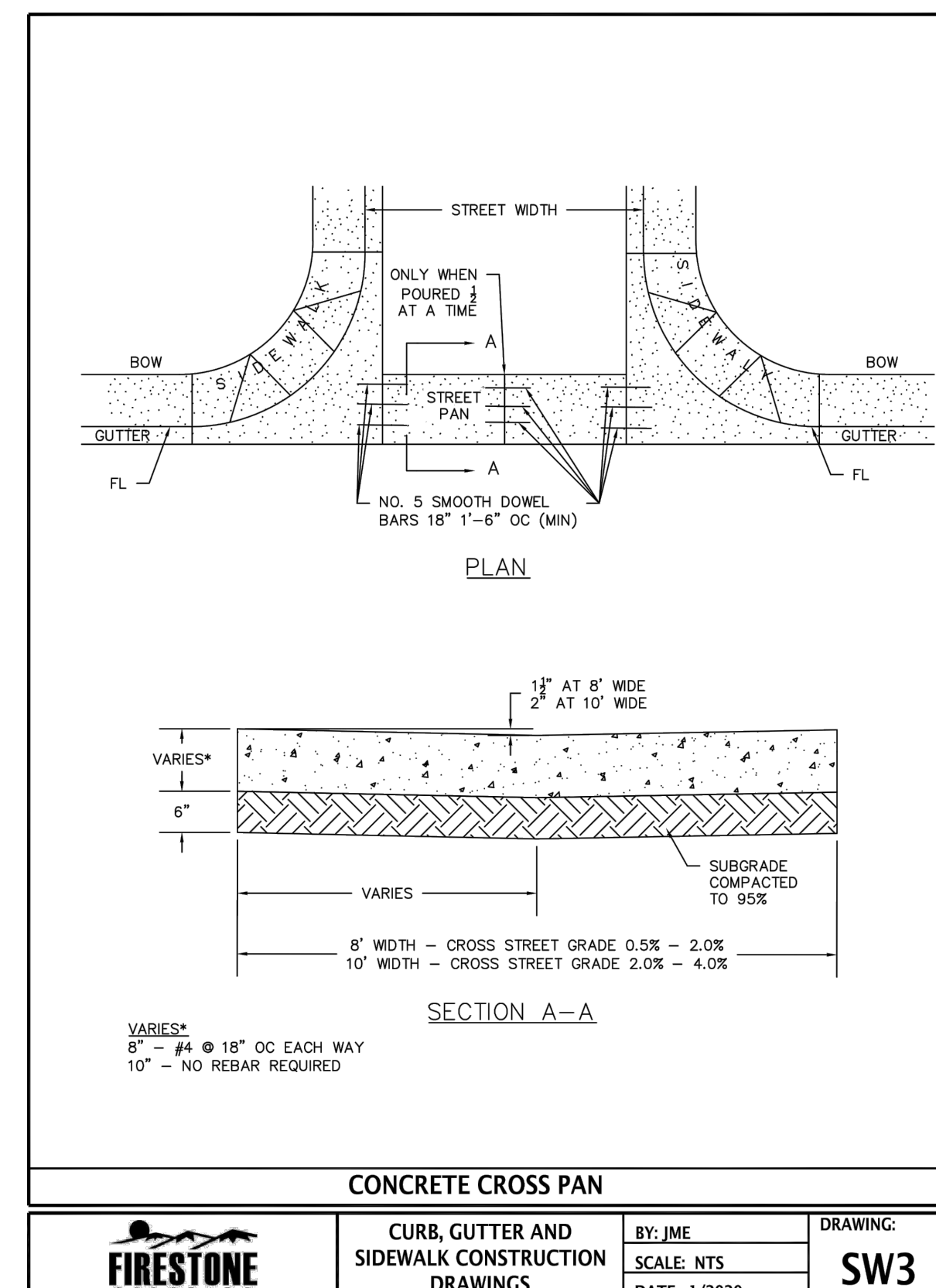
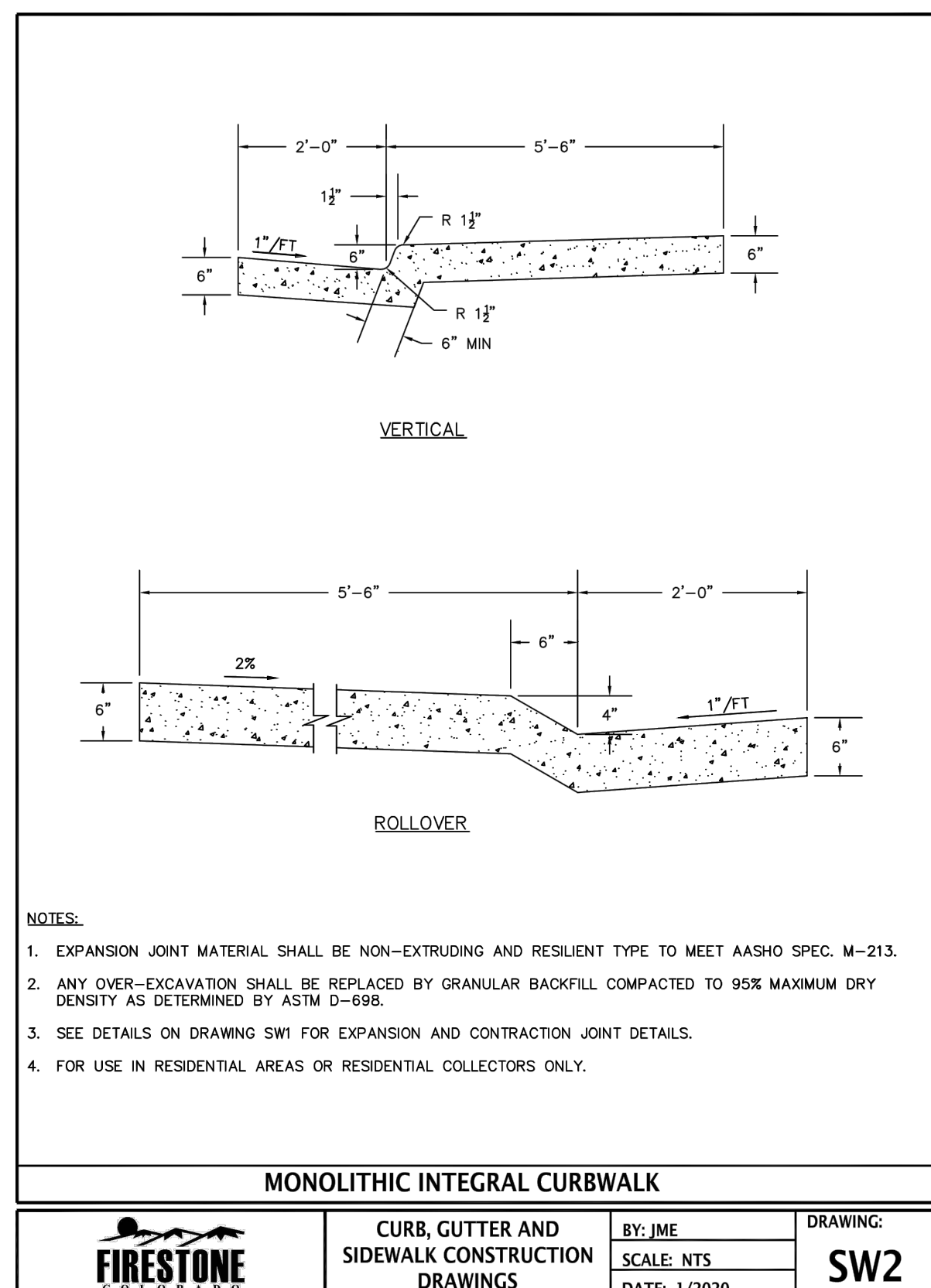
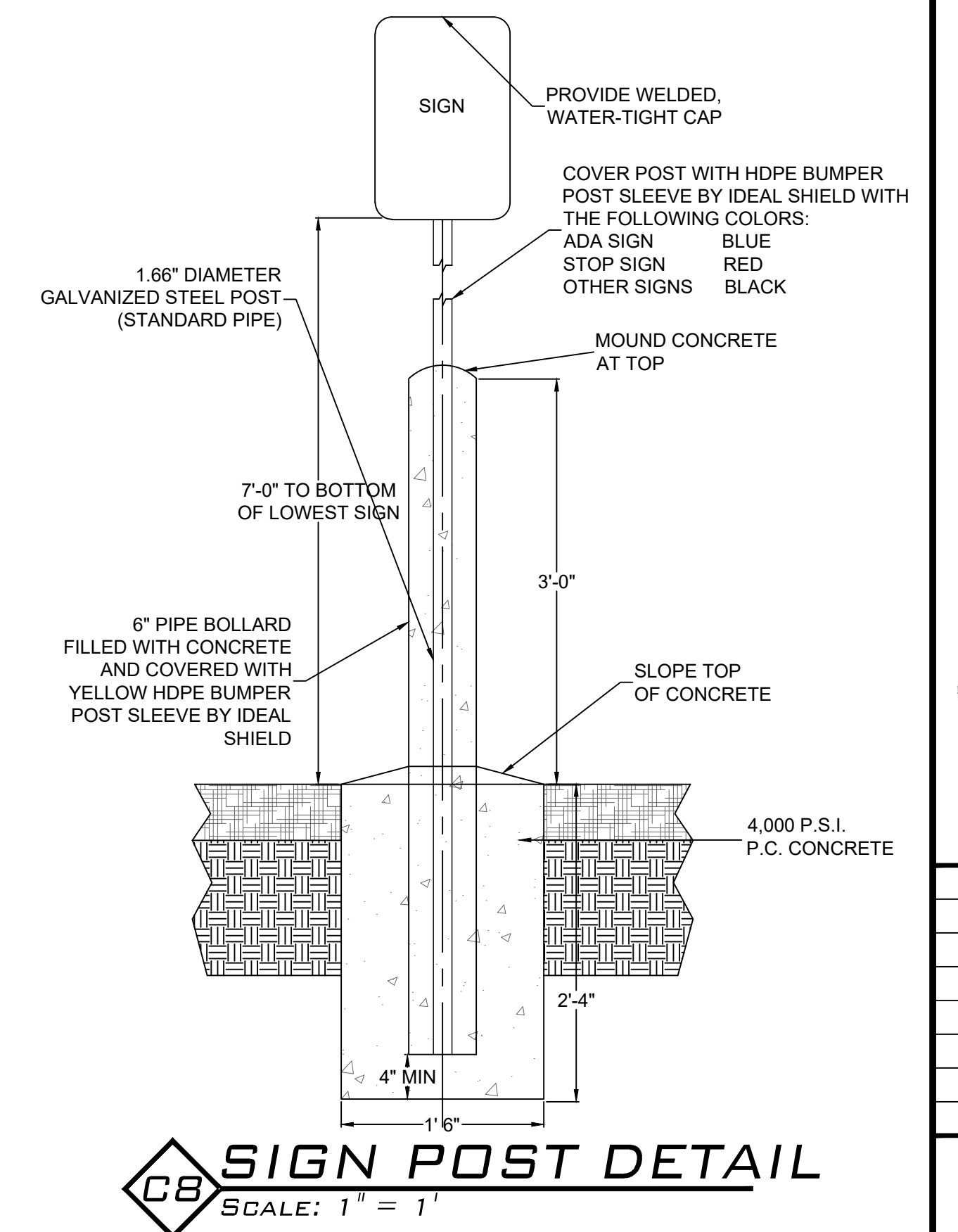
|                      |                                            |
|----------------------|--------------------------------------------|
| NAME OF APPLICATION: | LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTER |
| TYPE OF SUBMITTAL    | FINAL DEVELOPMENT PLAN                     |
| FILING NUMBER:       | N/A                                        |
| PHASE NUMBER:        | N/A                                        |
| PREPARATION DATE:    | 02/27/2020                                 |
| REVISION DATE:       | 06/11/2020                                 |
| REVISION DATE:       |                                            |
| REVISION DATE:       |                                            |
| REVISION DATE:       |                                            |
| REVISION DATE:       |                                            |

SHEET 4 OF 18





- NOTE:
1. ALL LETTERS ARE 1" SERIES "C" PER MUTCD
2. TOP PORTION OF SIGN SHALL HAVE REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER .
4. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER. CONTRACTOR SHALL VERIFY FINE AMOUNT AND ORDINANCE NUMBER.
5. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
6. INSTALLED HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
7. SIGN MAY BE MOUNTED ON BUILDING/WALL AT PROPER HEIGHT IF ALLIGNED WITHIN 12" OF CENTER OF PARKING SPACE.



- NOTE:
1. SIGN R1-1 IS TO BE 9GA SHEET METAL BOLTED TO POST-PAINT BACKGROUND RED, LETTERS AND BORDER WHITE.
  2. ALL SIGNS ARE TO BE PAINTED BLACK ON THE BACK. ALL SIGN POLES ARE TO BE COMPLETELY PAINTED BLACK.

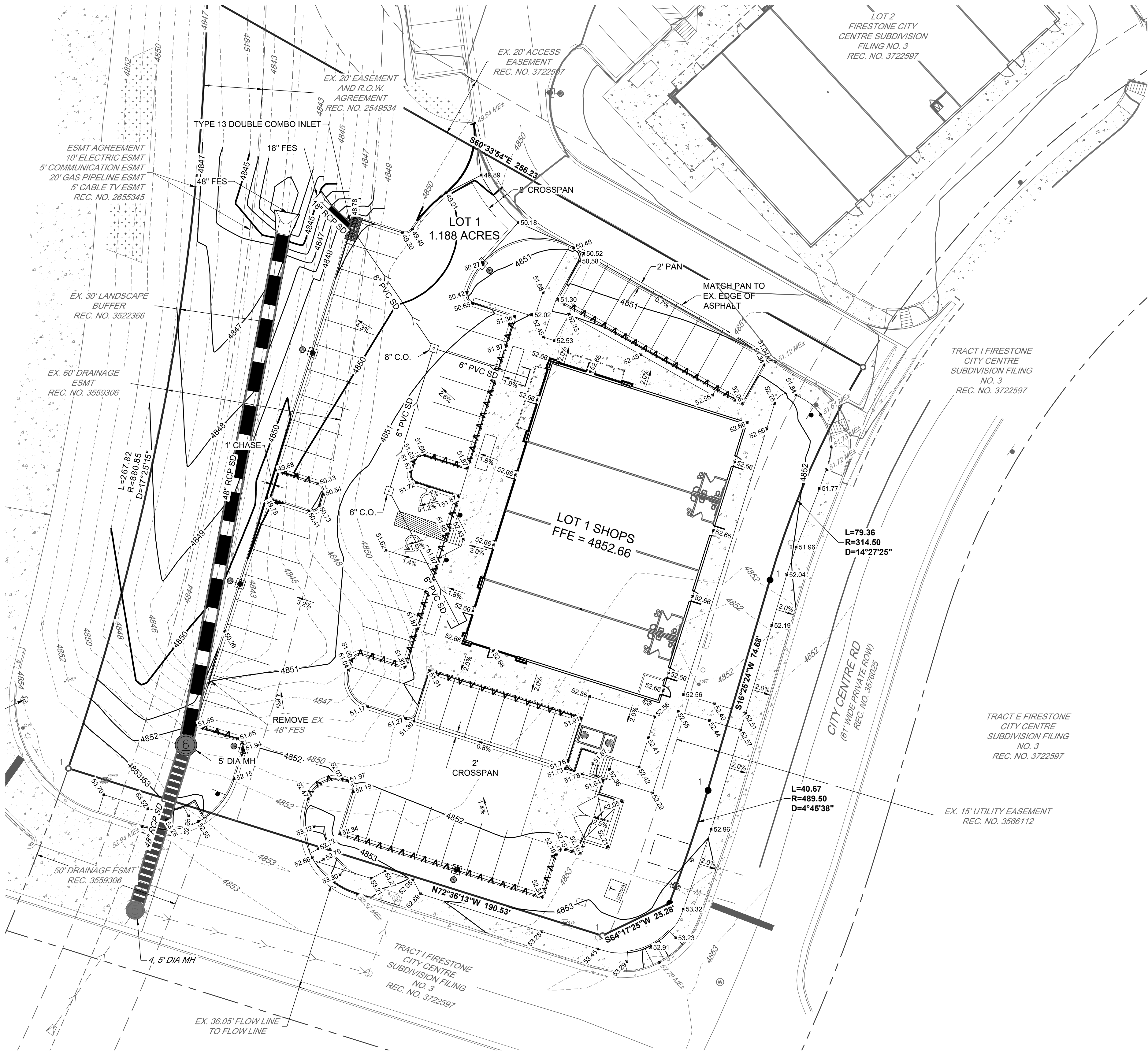


|                                                                        |                                            |
|------------------------------------------------------------------------|--------------------------------------------|
| <h2 style="margin: 0;">LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTRE</h2> |                                            |
| <h3 style="margin: 0;">SITE DETAILS</h3>                               |                                            |
| NAME OF APPLICATION:                                                   | LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTER |
| TYPE OF SUBMITTAL                                                      | FINAL DEVELOPMENT PLAN                     |
| FILING NUMBER:                                                         | N/A                                        |
| PHASE NUMBER:                                                          | N/A                                        |
| PREPARATION DATE:                                                      | 02/27/2020                                 |
| REVISION DATE:                                                         | 06/11/2020                                 |
| REVISION DATE:                                                         |                                            |
| REVISION DATE:                                                         |                                            |
| REVISION DATE:                                                         |                                            |
| REVISION DATE:                                                         |                                            |
| REVISION DATE:                                                         |                                            |



FINAL DEVELOPMENT PLAN  
LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTRE  
TOWN OF FIRESTONE  
COUNTY OF WELD  
STATE OF COLORADO

GRADING PLAN  
SHEET 6 OF 18

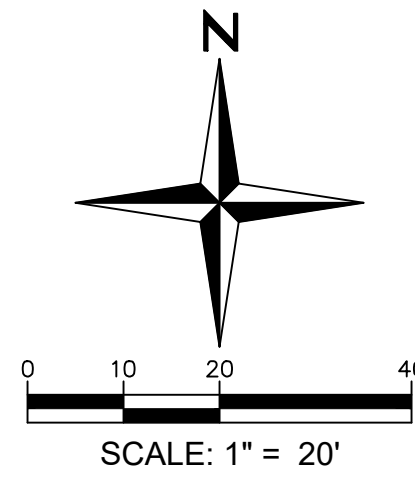


- EXISTING LEGEND
- EXISTING CURB AND GUTTER
  - EXISTING WALL
  - EXISTING PROPERTY LINE
  - EXISTING ADJACENT PROPERTY LINE
  - EXISTING EASEMENT
  - EXISTING LANDSCAPE BUFFER
  - EXISTING SECTION LINE
  - EXISTING FENCE
  - EXISTING SANITARY SEWER
  - EXISTING STORM SEWER
  - EXISTING FIRE HDYRANT
  - EXISTING WATER VALVE
  - EXISTING IRRIGATION VALVE
  - EXISTING SIGN

- PROPOSED LEGEND
- PROPOSED CATCH CURB AND GUTTER
  - PROPOSED SPILL CURB AND GUTTER
  - PROPOSED 1000 GAL GREASE TRAP
  - PROPOSED 72\"/>

- GRADING LEGEND
- EXISTING MINOR CONTOUR
  - EXISTING MAJOR CONTOUR
  - PROPOSED MINOR CONTOUR
  - PROPOSED MAJOR CONTOUR
  - PROPOSED SPOT ELEVATION
  - PROPOSED SLOPE

- NOTES:
- ELEVATIONS SHOWN ON PLAN REPRESENT FLOWLINE AND/OR FINISHED GRADE ELEVATIONS.
  - DISCHARGE DOWNSPOUTS TO PVC SYSTEM IN FRONT OF BUILDING.
  - DRY UTILITY LOCATIONS ARE APPROXIMATE.



LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTRE

GRADING PLAN

|                      |                                            |
|----------------------|--------------------------------------------|
| NAME OF APPLICATION: | LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTER |
| TYPE OF SUBMITTAL    | FINAL DEVELOPMENT PLAN                     |
| FILING NUMBER:       | N/A                                        |
| PHASE NUMBER:        | N/A                                        |
| PREPARATION DATE:    | 02/27/2020                                 |
| REVISION DATE:       | 06/11/2020                                 |
| REVISION DATE:       |                                            |
| REVISION DATE:       |                                            |
| REVISION DATE:       |                                            |
| REVISION DATE:       |                                            |

SHEET 6 OF 18

THE STAENBERG GROUP  
DESIGN. DEVELOP. DELIVER.

Redland  
WHERE GREAT PLACES BEGIN

DAVID P. GORDON ARCHITECTURE  
1500 West Central Court  
Suite 100  
Boulder, CO 80501  
303.440.1120  
dpg@dpga.com

CIVIL ENGINEER / LANDSCAPE ARCHITECT

COLORADO  
TRAFFIC ENGINEER  
45342

DATE 12.09.2019  
DRAWN  
CHECKED T.J.F.  
APPROVED T.J.F.  
PROJECT NO. 10009.08  
HORZ. SCALE  
VERT. SCALE

GRADING PLAN  
FINAL DEVELOPMENT PLAN  
MULTI - TENANT RETAIL FIRESTONE CITY CENTRE LOT 1

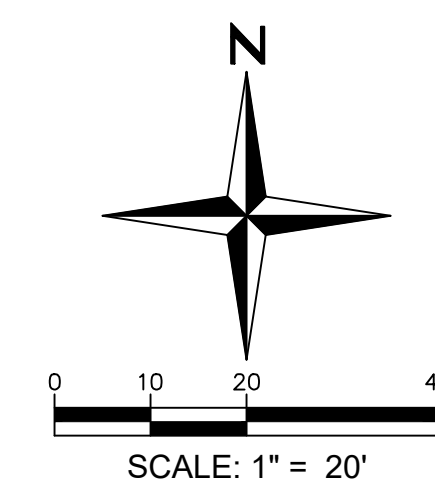
COLORADO  
FIRESTONE



TOWN OF FIRESTONE  
COUNTY OF WELD  
STATE OF COLORADO

|                                                                                     |                           |
|-------------------------------------------------------------------------------------|---------------------------|
|  | EXISTING GUTTER           |
|  | EXISTING WALL             |
|  | EXISTING PROPERTY LINE    |
|  | EXISTING EASEMENT         |
|  | EXISTING LANDSCAPE BUFFER |
|  | EXISTING SECTION LINE     |
|  | EXISTING WATER            |
|  | EXISTING SANITARY SEWER   |
|  | EXISTING STORM SEWER      |
|  | EXISTING FIRE HYDRANT     |
|  | EXISTING WATER VALVE      |
|  | EXISTING IRRIGATION VALVE |
|  | EXISTING SIGN             |

1. FIELD VERIFY LOCATION AND DEPTH OF EXISTING SANITARY AND WATER STUBS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES FROM THESE PLANS.
2. SEE IRRIGATION PLANS (FDP XX) FOR LOCATION AND SIZE OF IRRIGATION METER AND BACK FLOW PREVENTION DETAIL.
3. FLOOR DRAIN IN LANDLORD ROOM TO CONNECT INTERNALLY TO ADJACENT SANITARY SERVICE
4. DOMESTIC WATER SERVICE AND FIRE LINE SERVICES MUST MAINTAIN 1.5' SEPARATION AT UTILITY CROSSINGS AND 4.5' MINIMUM COVER.
5. DRY UTILITY LOCATIONS ARE APPROXIMATE.
6. REFER TO CIVIL CD'S FOR DETAILED UTILITY DESIGN.



**811**  
Know what's below.  
Call before you dig.

|                      |                                            |
|----------------------|--------------------------------------------|
| NAME OF APPLICATION: | LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTER |
| TYPE OF SUBMITTAL    | FINAL DEVELOPMENT PLAN                     |
| FILING NUMBER:       | N/A                                        |
| PHASE NUMBER:        | N/A                                        |
| PREPARATION DATE:    | 02/27/2020                                 |
| REVISION DATE:       | 06/11/2020                                 |
| REVISION DATE:       |                                            |
| REVISION DATE:       |                                            |
| REVISION DATE:       |                                            |
| REVISION DATE:       |                                            |

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TOWN OF FIRESTONE  
COUNTY OF WELD  
STATE OF COLORADO

## PLANT SCHEDULE

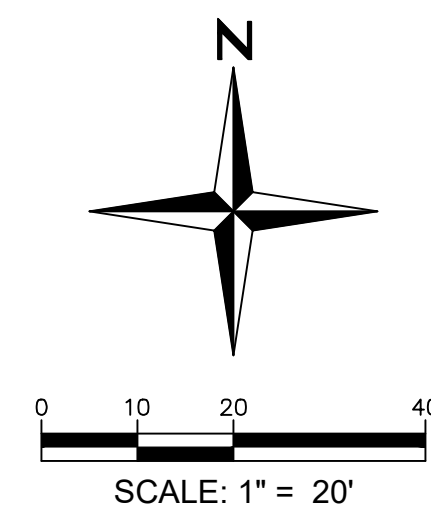
| <u>DECIDUOUS TREES</u>  | <u>CODE</u> | <u>QTY</u> | <u>BOTANICAL NAME</u>                         | <u>COMMON NAME</u>            | <u>SIZE</u> | <u>WATER REQUIREMENT</u> |
|-------------------------|-------------|------------|-----------------------------------------------|-------------------------------|-------------|--------------------------|
|                         | SHA         | 5          | Gleditsia triacanthos 'Inermis' 'Shademaster' | Shademaster Locust            | 2.5" Cal.   | LOW WATER ZONE           |
|                         | SWO         | 3          | Quercus bicolor                               | Swamp White Oak               | 2.5" Cal.   | LOW WATER ZONE           |
| <u>EVERGREEN TREES</u>  | <u>CODE</u> | <u>QTY</u> | <u>BOTANICAL NAME</u>                         | <u>COMMON NAME</u>            | <u>SIZE</u> | <u>WATER REQUIREMENT</u> |
|                         | PIN         | 5          | Pinus edulis                                  | Pinon Pine                    | 6' Ht.      | LOW WATER ZONE           |
| <u>ORNAMENTAL TREES</u> | <u>CODE</u> | <u>QTY</u> | <u>BOTANICAL NAME</u>                         | <u>COMMON NAME</u>            | <u>SIZE</u> | <u>WATER REQUIREMENT</u> |
|                         | CSP         | 4          | Pyrus calleryana 'Chanticleer'                | Chanticleer Pear              | 2" Cal.     | LOW WATER ZONE           |
|                         | GRT         | 1          | Koeleruteria paniculata                       | Golden Raintree               | 2.5" Cal.   | LOW WATER ZONE           |
| <u>DECIDUOUS SHRUBS</u> | <u>CODE</u> | <u>QTY</u> | <u>BOTANICAL NAME</u>                         | <u>COMMON NAME</u>            | <u>SIZE</u> | <u>WATER REQUIREMENT</u> |
| ①                       | AFD         | 38         | Cornus stolonifera 'Farrow'                   | Arctic Fire Dogwood           | #5          | LOW WATER ZONE           |
| ⊗                       | DBB         | 33         | Euonymus alatus 'Compactus'                   | Dwarf Burning Bush            | #5          | LOW WATER ZONE           |
| ⊙                       | DKS         | 131        | Caryopteris x clandonensis 'Dark Knight'      | Dark Knight Spirea            | #5          | LOW WATER ZONE           |
| ⊗                       | TLS         | 25         | Rhus trilobata                                | Three Leaf Sumac              | #5          | LOW WATER ZONE           |
| <u>EVERGREEN SHRUBS</u> | <u>CODE</u> | <u>QTY</u> | <u>BOTANICAL NAME</u>                         | <u>COMMON NAME</u>            | <u>SIZE</u> | <u>WATER REQUIREMENT</u> |
| ⊙                       | AND         | 46         | Juniperus horizontalis plumosa 'Youngstown'   | Youngstown Juniper            | #5          | LOW WATER ZONE           |
| ⊙                       | MSL         | 13         | Pinus mugo 'Stowmound'                        | Stowmound Mugo Pine           | #5          | LOW WATER ZONE           |
| ⊙                       | WIL         | 39         | Juniperus horizontalis 'Wiltonii'             | Blue Rug Juniper              | #5          | LOW WATER ZONE           |
| ✱                       | YRE         | 17         | Hesperaloe parviflora                         | Red Yucca                     | #5          | LOW WATER ZONE           |
| <u>GRASSES</u>          | <u>CODE</u> | <u>QTY</u> | <u>BOTANICAL NAME</u>                         | <u>COMMON NAME</u>            | <u>SIZE</u> | <u>WATER REQUIREMENT</u> |
| ⊙                       | RSG         | 84         | Panicum virgatum 'Shenandoah'                 | Shenandoah (Red) Switch Grass | #5          | LOW WATER ZONE           |
| <u>PERENNIAL</u>        | <u>CODE</u> | <u>QTY</u> | <u>BOTANICAL NAME</u>                         | <u>COMMON NAME</u>            | <u>SIZE</u> | <u>WATER REQUIREMENT</u> |
| •                       | AC          | 39         | Agastache cana 'Sinning'                      | Sonoran Sunset Hyssop         | #1          | LOW WATER ZONE           |
| •                       | PLS         | 78         | Calylophus serrulatus 'Prairie Lode'          | Prairie Lode Sundrops         | #1          | LOW WATER ZONE           |

|  |                                          |
|--|------------------------------------------|
|  | PROPERTY BOUNDARY                        |
|  | EXISTING R.O.W.                          |
|  | EXISTING EASEMENT                        |
|  | CURB AND GUTTER                          |
|  | CONCRETE                                 |
|  | EXISTING WATER LINE                      |
|  | EXISTING HYDRANT                         |
|  | EXISTING GAS LINE                        |
|  | EXISTING SANITARY LINE                   |
|  | EXISTING STORM SEWER LINE                |
|  | EXISTING UNDERGROUND ELECTRIC LINE       |
|  | EXISTING UNDERGROUND FIBER OPTIC LINE    |
|  | EXISTING UNDERGROUND TELEPHONE LINE      |
|  | PROPOSED STORM SEWER LINE (SEE CIVIL)    |
|  | PROPOSED SANITARY SEWER LINE (SEE CIVIL) |
|  | PROPOSED WATER LINE (SEE CIVIL)          |
|  | PROPOSED STREET LIGHT                    |
|  | SIGN                                     |
|  | BIKE RACK                                |
|  | TURF                                     |
|  | NATIVE SEED                              |
|  | WOOD MULCH (NO HATCH)                    |
|  | COBBLE MULCH                             |
|  | LANDSCAPE EDGER                          |

**STATEMENT OF INTENT:**

SHRUBS AND ORNAMENTAL GRASSES WILL BE USED AROUND PARKING AREAS TO BUFFER AND SCREEN. PERENNIALS AND ORNAMENTAL GRASSES AT THE ENTRANCES AND PATIO AREA WILL PROVIDE VISUAL INTEREST AND FRAGRANCE. TREES THROUGHOUT THE SITE WILL PROVIDE SHADE AND SCREENING. SOD ALONG CITY CENTRE ROAD WILL ASSIST IN MAINTAINING THE EXISTING LANDSCAPE AESTHETIC ALONG THE STREET.

|                                             |           |       |
|---------------------------------------------|-----------|-------|
| TOTAL AREA                                  | 51,749 SF | 100%  |
| LANDSCAPE AREA                              |           |       |
| TURF - IRRIGATED                            | 1,285 SF  | 2.5%  |
| WOOD MULCH                                  | 2,091 SF  | 4.0%  |
| COBBLE MULCH (2'-4" - MATCH LOT 2 TO NORTH) | 5,336 SF  | 10.3% |
| NATIVE SEED - IRRIGATED                     | 10,948 SF | 21.2% |
| LANDSCAPE AREA TOTAL                        | 19,660 SF | 38.0% |



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|                      |                                            |
|----------------------|--------------------------------------------|
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| TYPE OF SUBMITTAL    | FINAL DEVELOPMENT PLAN                     |
| FILING NUMBER:       | N/A                                        |
| PHASE NUMBER:        | N/A                                        |
| PREPARATION DATE:    | 02/27/2020                                 |
| REVISION DATE:       | 06/11/2020                                 |
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| REVISION DATE:       |                                            |
| REVISION DATE:       |                                            |
| REVISION DATE:       |                                            |

SHEET 8 OF 18



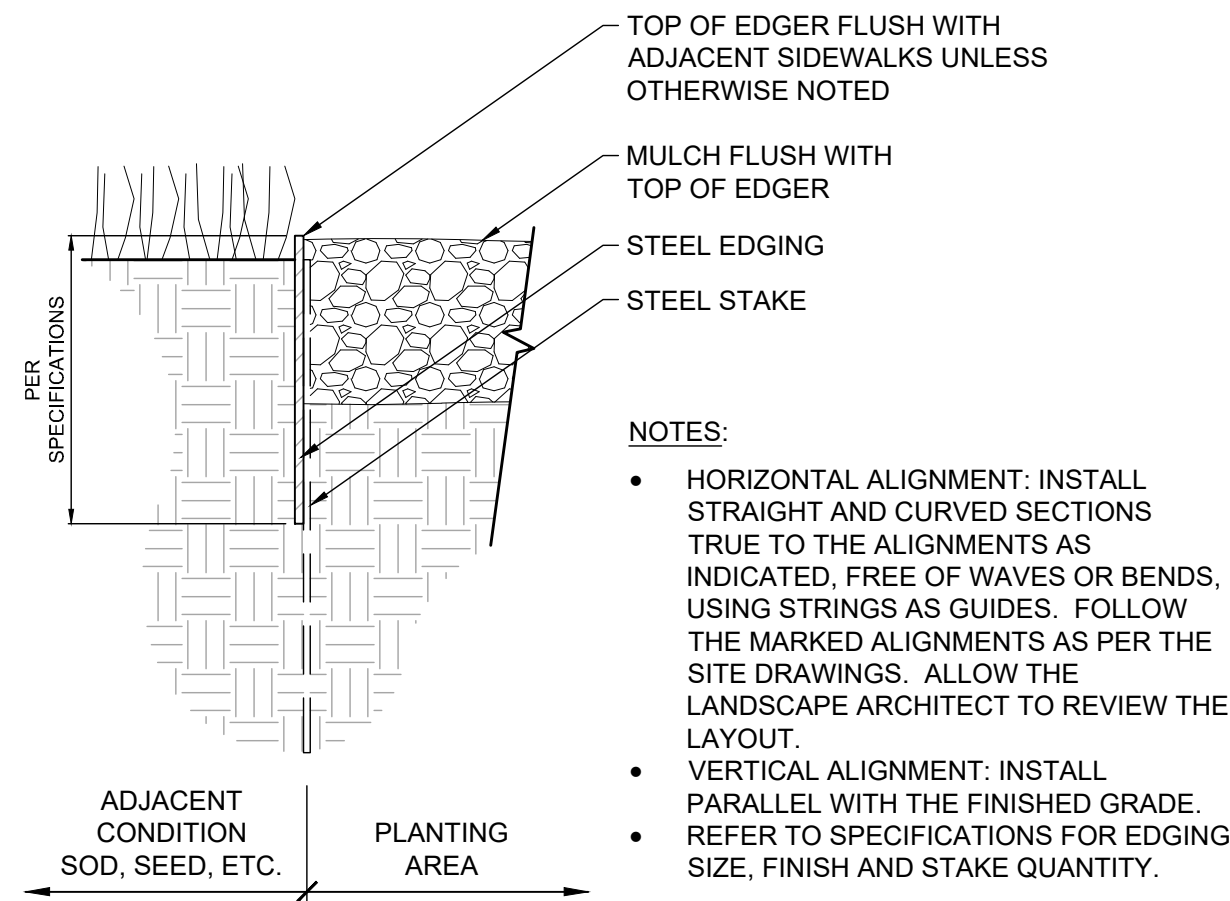
# FINAL DEVELOPMENT PLAN

## LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTRE

TOWN OF FIRESTONE  
COUNTY OF WELD  
STATE OF COLORADO

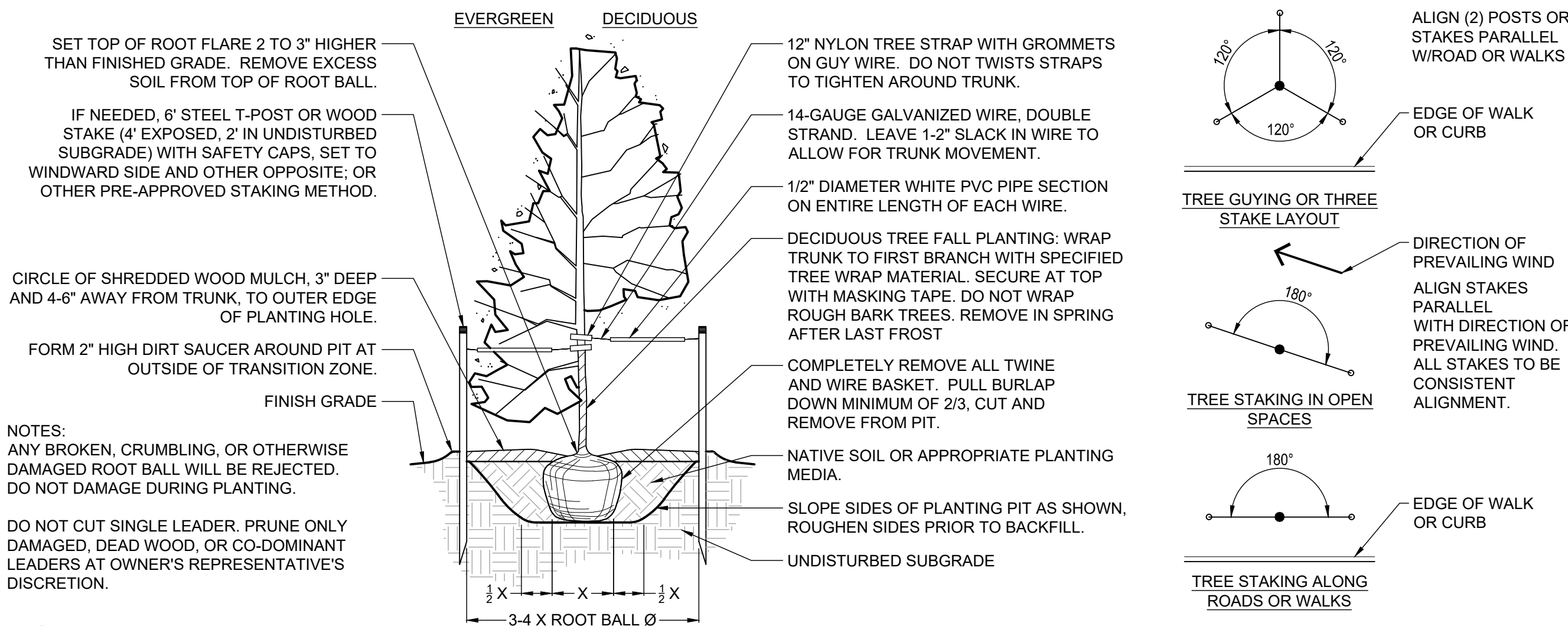
### LANDSCAPE DETAILS

#### SHEET 9 OF 18



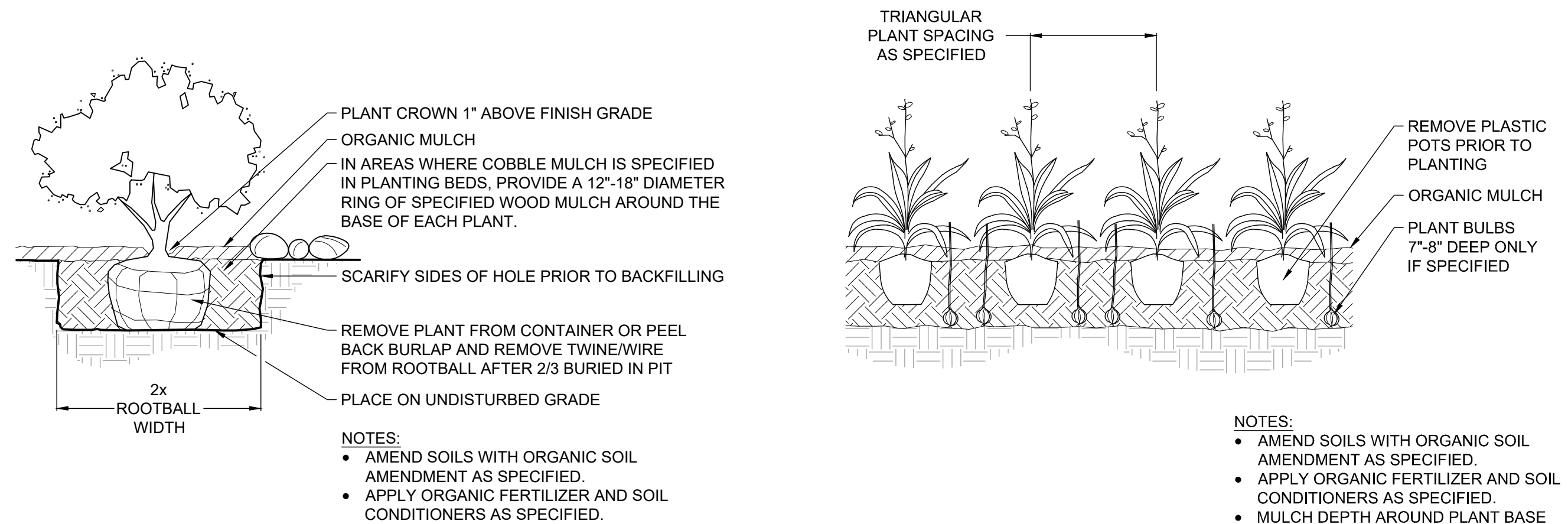
#### A LANDSCAPE EDGER

SCALE: 3"=1'-0"



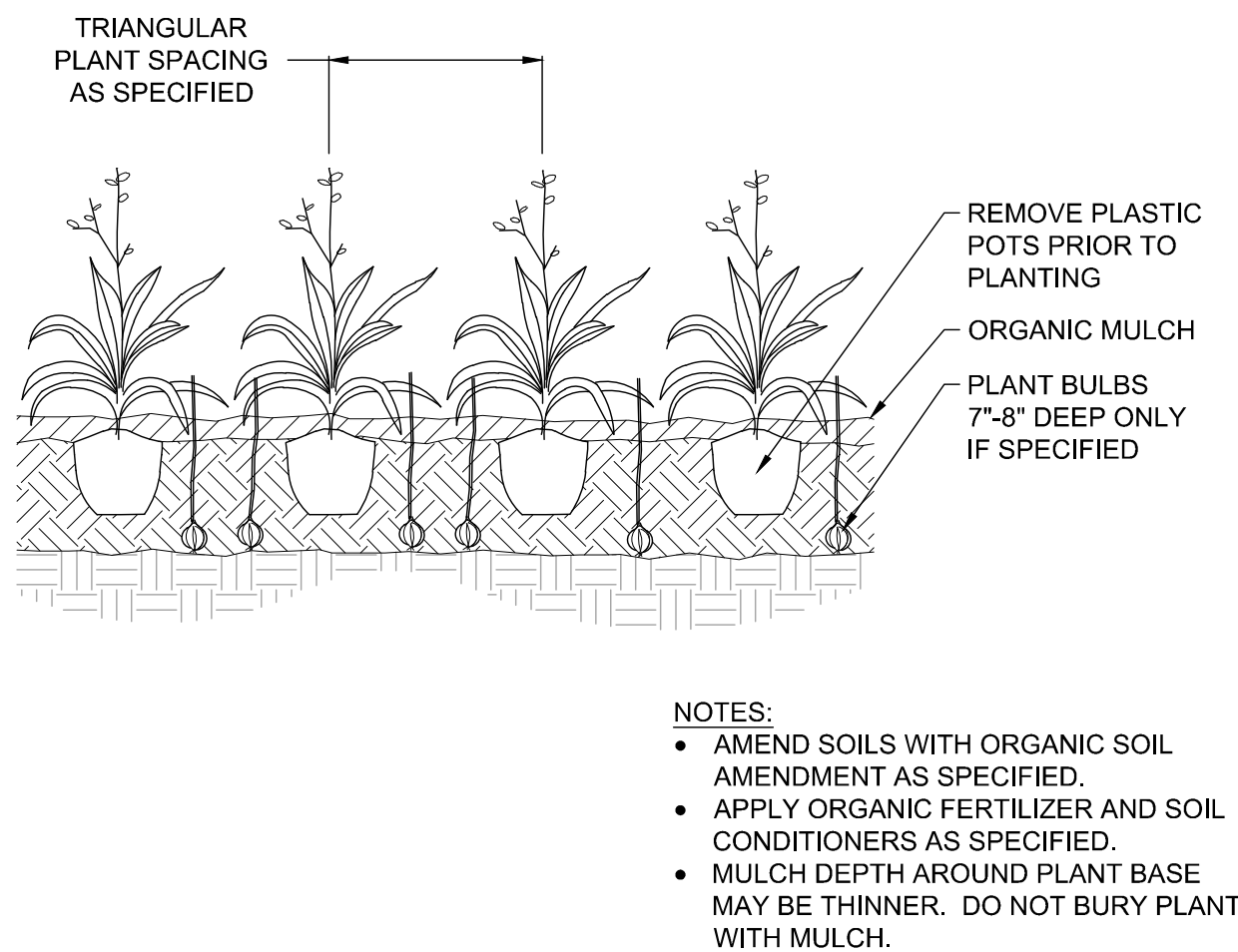
#### B TREE PLANTING

SCALE: NTS



#### C SHRUB PLANTING

SCALE: NTS



#### D PERENNIAL PLANTING

SCALE: NTS

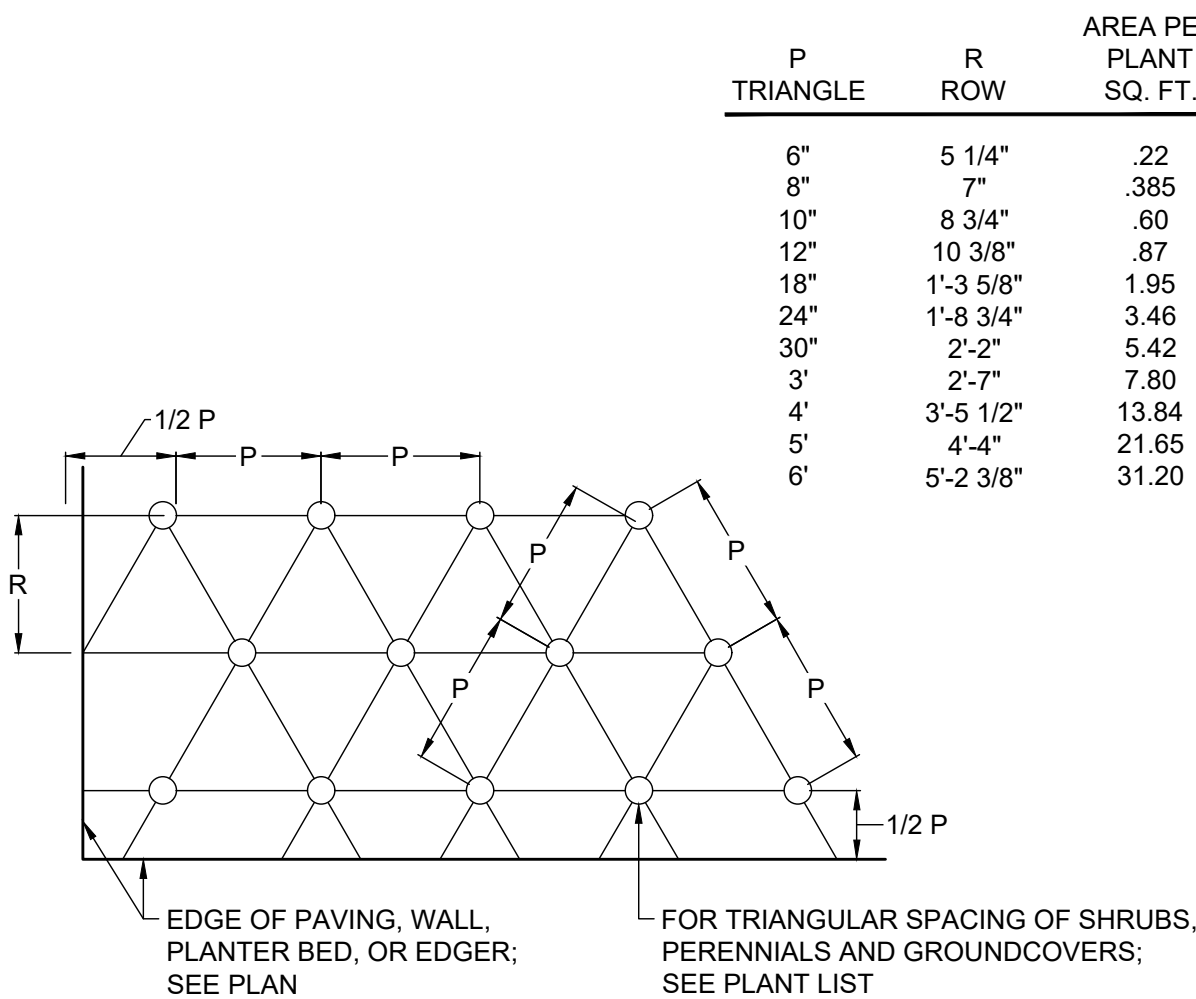
### LANDSCAPE NOTES

- CONTRACTOR IS TO BE FAMILIAR WITH THE LAYOUT AND GRADING DOCUMENTS TO COORDINATE ACTUAL LOCATION OF ALL PLANT MATERIAL.
- CONTRACTOR WILL CONTACT THE CLIENT OR THEIR REPRESENTATIVE 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT KICK-OFF MEETING AND INSPECTION SCHEDULES.
- CONTRACTOR WILL BE RESPONSIBLE FOR ANY COORDINATION WITH THE CLIENT, THEIR REPRESENTATIVE, AND THEIR SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
- OBTAIN CLIENT APPROVAL OF FINISH GRADING PRIOR TO THE START OF PLANTING.
- CONTRACTOR IS RESPONSIBLE FOR ALL PROPOSED GRADING WITHIN THE LIMITS OF GRADING/LANDSCAPE REQUIREMENTS AS NOTED ON THE PLANS.
- CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ALL TREES, SHRUBS, PERENNIALS ORNAMENTAL GRASSES, AND SOD WITHIN THE LIMITS OF GRADING/LANDSCAPE REQUIREMENTS.
- ALL EARTHWORK AND PLANTING WILL BE COORDINATED WITH THE CLIENT OR THEIR REPRESENTATIVE PRIOR TO ANY WORK BEING PERFORMED.
- ALL PLANT MATERIAL WILL BE SUBJECT TO THE APPROVAL OF THE CLIENT OR THEIR REPRESENTATIVE PRIOR TO INSTALLATION. CONTRACTOR TO NOTIFY THE CLIENT OR THEIR REPRESENTATIVE TO VERIFY IF APPROVAL IS TO OCCUR AT THE LANDSCAPE NURSERY PRIOR TO DELIVERY OR ON SITE.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES WILL BE APPROVED BY THE CLIENT OR THEIR REPRESENTATIVE PRIOR TO DELIVERY TO THE SITE.
- ALL TREES OF THE SAME SPECIES AND SIZE WILL HAVE MATCHING HEIGHT AND FORM UNLESS OTHERWISE NOTED ON THE PLANS.
- STAKE LOCATIONS OF ALL PROPOSED TREES FOR APPROVAL BY THE CLIENT OR THEIR REPRESENTATIVE PRIOR TO INSTALLATION.
- IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR WILL CONTACT THE CLIENT OR THEIR REPRESENTATIVE FOR IMMEDIATE RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE THE MATERIALS.
- THE CLIENT RESERVES THE RIGHT TO ADJUST THE LOCATION OF PLANT MATERIAL DURING INSTALLATION AS APPROPRIATE TO THE PROJECT.
- CONTRACTOR WILL FURNISH PLANT MATERIAL FREE OF PESTS OR PLANT DISEASES. PRE-SELECTED, OR "TAGGED" MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE.
- PLANT CROWN ELEVATIONS RELATIVE TO FINISH GRADE ARE SHOWN ON PLANTING DETAILS AND WILL BE STRICTLY ADHERED TO. PROPER COMPACTION OF BACKFILL TO PREVENT SETTLEMENT IS REQUIRED.
- CONTRACTOR WILL WARRANTY ALL TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES FOR A PERIOD OF TWO (2) YEARS. THE WARRANTY PERIODS WILL COMMENCE ON THE DATE OF SUBSTANTIAL COMPLETION AS APPROVED BY THE CLIENT. CONTRACTOR WILL INSPECT ALL PLANT MATERIAL WITH THE CLIENT OR THEIR REPRESENTATIVE EACH SPRING DURING THE WARRANTY PERIOD AND REPLACE AS NECESSARY.
- LIVE PLANT MATERIAL:**
  - ALL PLANT MATERIAL WILL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS.
  - ALL LIVE PLANT MATERIAL WILL BE KEPT CONTINUOUSLY MAINTAINED IN LIVE AND GROWING CONDITION, INCLUDING WITHIN THE RIGHT-OF-WAY.
  - ALL PROPOSED PLANT MATERIAL IN LANDSCAPE AREAS WILL BE DROUGHT RESISTANT.
  - INSTALLED PLANT SIZE: AT TIME OF PLANTING: DECIDUOUS TREES WILL BE AT LEAST 2" CALIPER MEASURED 4 INCHES ABOVE THE GROUND; EVERGREEN SPREADERS WILL BE #5 SIZE MINIMUM, WITH SPREADS NO LESS THAN 18 TO 24 INCHES; SHRUBS WILL BE #5 SIZE MINIMUM, WITH HEIGHTS NO LESS THAN 2 TO 3 FEET, AND ORNAMENTAL GRASSES WILL BE #5 SIZE MINIMUM.

- ALL PLANT MATERIAL MUST BE INSTALLED BETWEEN MARCH 1 AND OCTOBER 15.
- CONTRACTOR WILL PROVIDE PER-UNIT COSTS FOR EVERY SIZE OF PLANT MATERIAL, AND BY TYPE, AS CALLED OUT ON PLANTING PLANS. UNIT COST TO INCLUDE THE PLANT MATERIAL ITSELF AND INSTALLATION, INCLUDING ALL LABOR, AMENDMENTS, MULCH, FERTILIZERS, ETC., AS DETAILED AND SPECIFIED FOR EACH SIZE.
- CONTRACTOR IS RESPONSIBLE TO DO THEIR OWN QUANTITY TAKEOFFS FOR ALL PLANT MATERIALS AND SIZES SHOWN ON PLANS.

### MATERIALS SPECIFICATIONS:

- TOPSOIL:** ALL ONSITE AND IMPORTED TOPSOIL USED AS A PLANTING MEDIUM WILL BE FERTILE, FRIABLE, WELL-DRAINED SOIL, OF UNIFORM QUALITY, FREE OF STONES OVER 1 IN. DIAMETER, STICKS, OILS, CHEMICALS, PLASTER, CONCRETE AND OTHER DELETERIOUS MATERIALS.
- SOIL AMENDMENTS:** CONTRACTOR WILL TILL FOUR (4) CUBIC YARDS OF COMPOST, TO A DEPTH OF SIX (6) INCHES, FOR EACH 1,000 SQUARE FEET OF SOIL PREPARATION WITHIN THE LIMIT OF WORK.  
DOCUMENTATION (INVOICE OR LOAD TICKET) OF SOIL AMENDMENT PRODUCT AND A PLOT SURVEY MAP WITH SQUARE FOOTAGE OF THE AMENDED AREA WILL BE PROVIDED TO THE CLIENT OR THEIR REPRESENTATIVE FOR INSPECTION PURPOSES. THE LOAD TICKET WILL INCLUDE THE TYPE OF SOIL AMENDMENT PRODUCT AND THE APPLICATION ADDRESS.  
RECOMMENDED PRODUCT: A1 ORGANICS (EATON, CO. 970-454-3492) PREMIUM 3 CONTRACTOR CLASS II COMPOST OR APPROVED EQUAL.
- ORGANIC FERTILIZER AND SOIL CONDITIONER:** CONTRACTOR WILL UTILIZE GRANULAR ENDO MYCORRHIZAE AND BIOSOL FORTE (7-2-1) AS PART OF THE PLANTING PROCESS FOR ALL TREES, SHRUBS, AND SEEDED AREAS. FOLLOW APPLICATION RATES AS SPECIFIED BY THE MANUFACTURERS AVAILABLE APPLICATION INSTRUCTION SHEETS OR AS INSTRUCTED BY THE CLIENT OR THEIR REPRESENTATIVES.  
RECOMMENDED SUPPLIER: ROCKY MOUNTAIN BIO PRODUCTS, 10801 E. 54TH AVENUE DENVER, CO 80239
- WOOD MULCH:** WOOD MULCH SHALL BE CASCADE CEDAR MULCH (GORILLA HAIR), A DISTINCTIVE "LOOKING WOOD MULCH MEDIUM BROWN IN APPEARANCE WITH A FINE TEXTURED "HAIR-LIKE" LOOK. THE WOOD FIBERS WILL BE APPROXIMATELY 1 1/2" - 3 1/2" IN LENGTH AND BE UNIFORM IN APPEARANCE. INSTALL PER THE PLANTING DETAIL TO A DEPTH OF FOUR (4) INCHES.
- COBBLE MULCH:** ROCK MULCH SHALL BE 2"-4" LOCAL RIVER ROCK INSTALLED TO A DEPTH OF THREE (3) INCHES OVER WEED BARRIER FABRIC. COBBLE TO MATCH LOT 2 TO THE NORTH.
- WEED BARRIER FABRIC:** TO BE A NONWOVEN GEOTEXTILE COMPOSED OF POLYPROPYLENE FIBERS.  
CUT X-SHAPES INTO THE FABRIC TO ALLOW FOR PLANT MATERIAL. EDGES SHOULD BE BURIED AND OVERLAPPED BY A MINIMUM OF 12"
- RECOMMENDED PRODUCT:** MIRAFI 140N, TERRATEX N04.5 (HANES GEO COMPANIES) OR APPROVED EQUAL.
- LANDSCAPE EDGER:** EDGER TO BE 3/16"x6" INTERLOCKING STEEL EDGING WITH AN INTEGRATED TAPERED METAL STAKING SYSTEM (4 STAKES PER SECTION). COLOR: GREEN.  
**RECOMMENDED PRODUCT:** PRO-STEEL - PS3/16-16' (3/16") X 6" OR APPROVED EQUAL.
- IRRIGATION:** AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED IN ALL LANDSCAPE AREAS. REFER TO THE IRRIGATION DRAWINGS FOR ADDITIONAL INFORMATION.



#### E PLANT SPACING

SCALE: NTS



### LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTRE

|                      |                                            |
|----------------------|--------------------------------------------|
| NAME OF APPLICATION: | LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTER |
| TYPE OF SUBMITTAL    | FINAL DEVELOPMENT PLAN                     |
| FILING NUMBER:       | N/A                                        |
| PHASE NUMBER:        | N/A                                        |
| PREPARATION DATE:    | 02/27/2020                                 |
| REVISION DATE:       | 06/11/2020                                 |
| REVISION DATE:       |                                            |
| REVISION DATE:       |                                            |
| REVISION DATE:       |                                            |
| REVISION DATE:       |                                            |

SHEET 9 OF 18

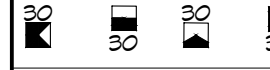
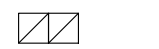
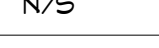
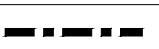
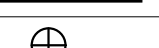
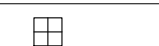
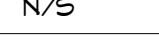
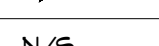
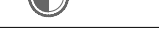
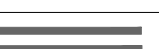
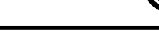
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|-------------|------------|
| DATE        | 12.09.2019 |
| DRAWN       | BB         |
| CHECKED     | BB         |
| APPROVED    | BB         |
| PROJECT NO. | 10009.08   |
| HORZ. SCALE |            |
| VERT. SCALE |            |



FINAL DEVELOPMENT PLAN  
LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTRE

TOWN OF FIRESTONE  
COUNTY OF WELD  
STATE OF COLORADO

IRRIGATION NOTES & SCHEDULE  
SHEET 10 OF 18

| IRRIGATION SCHEDULE                                                                                  |                    |                                                          |                                    |            |
|------------------------------------------------------------------------------------------------------|--------------------|----------------------------------------------------------|------------------------------------|------------|
| SYMBOL                                                                                               | MANUFACTURER       | MODEL NO.                                                | DESCRIPTION                        | DETAIL NO. |
|                     | RAIN BIRD          | 1806-SAM-PRS WITH MATCHED PRECIPITATION NOZZLE           | POPUF SPRAY HEAD                   | 11         |
|                     | RAIN BIRD          | 1812 SAM PRS WITH MATCHED PRECIPITATION NOZZLE           | HI-POP SPRAY HEAD                  | 12         |
|                     | HUNTER             | 1-20-12 WITH #MPR25 MATCHED PRECIPITATION NOZZLE (RED)   | HI-POP GEAR DRIVEN ROTOR           | 13         |
|                     | HUNTER             | 1-20-12 WITH #MPR30 MATCHED PRECIPITATION NOZZLE (GREEN) | HI-POP GEAR DRIVEN ROTOR           | 13         |
|                     | HUNTER             | 1-20-12 WITH #MPR35 MATCHED PRECIPITATION NOZZLE (TAN)   | HI-POP GEAR DRIVEN ROTOR           | 13         |
|                     | RAIN BIRD          | 100-PEB                                                  | ELECTRIC CONTROL VALVE             | 9a         |
|                     | HUNTER             | ICV-AS IV HUNTER DECODER                                 | ELECTRIC CONTROL VALVE (METRO)     | 9b         |
|                     | RAIN BIRD          | 44-LRC                                                   | QUICK COUPLING VALVE               | 6          |
|                     | RAIN BIRD          | ESP-3LXME WITH ESPLXMSM8 - 16 STATION MODEL              | ELECTRIC CONTROLLER                | 2          |
|                     | RAIN BIRD          | WR2-RFC                                                  | WEATHER SENSOR DEVICE              | 3          |
|                     | FEBCO              | 825YA                                                    | RP BACKFLOW PREVENTER              | 1          |
|                     | GUARDSHACK         | GS-5                                                     | BACKFLOW PREVENTER ENCLOSURE       | 10         |
|                     | OLDCASTLE / CARSON | REFER TO SPECIFICATIONS AND DETAILS                      | VALVE BOXES                        | VARIOUS    |
|                     | MACDONALD          | AY 1/4 TURN - 1"                                         | MANUAL DRAIN VALVE                 | 8          |
|                     |                    | LINE SIZE - 2 1/2" AND SMALLER                           | GATE VALVE                         | 7          |
|                     | RAIN BIRD          | 100-PESB                                                 | MASTER CONTROL VALVE               | 5          |
|                    | GST                | FSI-T10-001 (1')                                         | FLOW SENSOR                        | 4          |
|                   |                    | CLASS 200 BE - 2 1/2" & SMALLER                          | PVC MAINLINE                       | 15         |
|                   |                    | TYPE K COPPER                                            | HARD COPPER PIPE                   | 1          |
|                   |                    | CLASS 200 BE                                             | PVC LATERAL                        | 15         |
|                   |                    | CLASS 160                                                | PVC SLEEVING                       | 14         |
|                   | RAIN BIRD          | XGZ-100-PRB-COM                                          | DRIP VALVE ASSEMBLY                | 10a        |
|                   | HUNTER             | PGZ-101-40 IV HUNTER DECODER                             | DRIP VALVE ASSEMBLY (METRO)        | 10b        |
|                   | TORO               | BLUE STRIPE                                              | POLY DRIP TUBING - 3/4" MIN. WIDTH | 10, 16, 17 |
|                   | RAIN BIRD          | XERI-BUG                                                 | DRIP EMITTERS                      | 16         |
|                   |                    |                                                          | DRIP LINE BLOW-OUT STUB            | 17         |
|                   | PAIGE              | P7954D (FOR HUNTER)                                      | 2-WIRE DECODER CABLE (METRO)       | N/S        |
|                   | HUNTER             | ICD-100                                                  | VALVE DECODER (METRO)              | 19         |
|                   | HUNTER             | DUAL-5                                                   | SURGE PROTECTION (METRO)           | 20         |
|                   |                    |                                                          | 2-WIRE SPLICE BOX (METRO)          | N/S        |
|                   |                    |                                                          | EXISTING BACKFLOW DEVICE           |            |
|                   |                    |                                                          | EXISTING GATE VALVE                |            |
|                   |                    |                                                          | EXISTING CONTROL VALVE             |            |
|                   |                    |                                                          | EXISTING MAINLINE                  |            |
|                   |                    |                                                          | EXISTING SLEEVING                  |            |
| CONTROLLER & STATION NO.<br>CONTROL VALVE SIZE                                                       |                    |                                                          |                                    |            |
| NUMBER OF SPARE WIRES - 2 CONTROL AND 1 SPARE WIRES TO INDICATED CONTROLLER - SEE CONSTRUCTION NOTES |                    |                                                          |                                    |            |

AS-BUILT DRAWINGS OF EXISTING METRO SYSTEM AVAILABLE FROM DISTRICT

IRRIGATION CONSTRUCTION NOTES

- DRAWINGS AND BASE INFORMATION - ALL BASE AND PLANTING INFORMATION HAVE BEEN PROVIDED BY REDLAND. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY HYDROSYSTEMS\*KDI OF ANY DISCREPANCIES BETWEEN THE UTILITY OR PLANTING PLANS AND THE IRRIGATION PLAN. IF CONTRACTOR FAILS TO NOTIFY HYDROSYSTEMS\*KDI AND MAKES CHANGES TO THE IRRIGATION SYSTEM DESIGN, HE ASSUMES ALL COSTS AND LIABILITIES ASSOCIATED WITH THOSE FIELD CHANGES. REFER TO SPECIFICATIONS FOR ADDITIONAL PROJECT REQUIREMENTS, CONTACT IRRIGATION CONSULTANT FOR CURRENT SPECIFICATIONS IF NOT PROVIDED.  

INSTALLED IN SLEEVING. ALL MAINLINE SLEEVE LOCATIONS TO INCLUDE A SEPARATE WIRE SLEEVE.  
SLEEVED PIPE SIZE/WIRE QUANTITY      REQUIRED SLEEVE SIZE & (QUANTITY)  
3/4" - 1 1/4" PIPING      2" PVC (1)  
1 1/2" - 2" PIPING      4" PVC (1)  
1-25 CONTROL WIRES      2" PVC (1)
- SYSTEM PRESSURE - HYDROSYSTEMS\*KDI HAS BEEN TOLD THAT THE STATIC WATER PRESSURE IN THIS AREA SHOULD BE 81 PSI. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY PRESSURE PRIOR TO COMMENCING ANY CONSTRUCTION AND NOTIFY HYDROSYSTEMS\*KDI OF ANY VARIANCE FROM THE STATED PRESSURE IMMEDIATELY. WRITTEN DOCUMENTATION OF PRESSURE TEST AND RESULTS SHALL BE PROVIDED TO HYDROSYSTEMS\*KDI AT CONSTRUCTION ONSET. IF CONTRACTOR FAILS TO FIELD VERIFY PRESSURE AND/OR NOTIFY HYDROSYSTEMS\*KDI OF ANY VARIATIONS FROM THIS PRESSURE, THEN HE ASSUMES ALL CONSTRUCTION AND ENGINEERING COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS REQUIRED TO ACCOMMODATE ACTUAL SITE PRESSURE. REFER TO POINT OF CONNECTION NOTES FOR SPECIFIC PRESSURE REQUIRED AT THAT LOCATION, THIS SYSTEM HAS BEEN DESIGNED FOR A REQUIRED STATIC PRESSURE OF 70 PSI MINIMUM.
- IRRIGATION SYSTEM OPERATION INTENT - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO IRRIGATE THE ESTABLISHED LANDSCAPE WITHIN A THREE NIGHT PER WEEK, FOUR HOUR PER NIGHT WATERING WINDOW. ESTABLISHMENT WATERING WILL REQUIRE UP TO TWICE AS MUCH IRRIGATION FOR A FOUR TO SIX WEEK PERIOD. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES ARE BASED ON A 30-YEAR AVERAGE WEATHER DATA AND WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND WEATHER CONDITIONS ABOVE AND BELOW THE AVERAGE VALUES UTILIZED.  
BLUEGRASS TURF      2.23" PER WEEK PEAK SEASON  
ORNAMENTAL PLANTINGS      0.89" PER WEEK PEAK SEASON  
NATIVE SEED MIXES      0.74" PER WEEK PEAK SEASON (TWO SEASONS)  
NOTE: IT IS THE INTENT OF THIS DESIGN THAT NATIVE AREAS WOULD ONLY BE IRRIGATED FOR ESTABLISHMENT. SYSTEM WILL REMAIN FOR USE DURING YEARS WITH LESS THAN NORMAL RAINFALL.
- EQUIPMENT INSTALLATION - IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN PROPERTY LIMITS AND WITHIN LANDSCAPED AREAS. ANY EQUIPMENT OTHER THAN VALVE BOXES OR SLEEVING THAT CONTAINS PIPE OR WIRES SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 2'-0" FROM EDGE OF ANY PAVED SURFACES UNLESS SPECIFICALLY INDICATED ON PLANS. BOXES INSTALLED IN OPEN TURF AREAS SHALL BE KEPT TO EDGES AND STAKED FOR REVIEW IF ALONG HIGH TRAFFIC AREAS. ALL VALVE BOXES SHALL BE PLACED A MINIMUM OF 3'-0" FROM THE CENTERLINE OF ANY DRAINAGE SHALE. ALL VALVE BOXES WITHIN PAVEMENT SHALL BE TIER 15 RATED BOXES FOR HEAVY DUTY NON-DELIBERATE TRAFFIC. BOX LID COLOR SHALL MATCH ADJACENT MATERIALS, I.E. GREEN IN TURF, TAN IN WOOD MULCH, GRAY IN STONE MULCH, PURPLE FOR RECLAIMED WATER SYSTEMS (IF REQUIRED). REFER TO LANDSCAPE PLANTING SCHEDULE FOR COLORS AND TYPES. ALL BOXES SHALL BE INSTALLED TO BE FLUSH WITH GRADE AND IN AN ORDERLY MANNER. WHERE MORTAR PAVING LIDS ARE INSTALLED ABOVE BOXES, IRRIGATION BOX WITH LID SHALL BE LOWERED TO ACCOMMODATE PAVING LID. REFER TO LANDSCAPE FOR ADDITIONAL INFORMATION, TO BE INSTALLED PER MANUFACTURE RECOMMENDATIONS.
- PIPING INSTALLATION - IRRIGATION PIPING SHALL MAINTAIN A MINIMUM DISTANCE FROM BUILDING FOUNDATIONS OF 5 FEET OR AS DESCRIBED IN SOILS REPORT, WHICHEVER IS GREATER. NO SPRAY IRRIGATION SHALL OCCUR WITHIN 10 FEET OF THE FOUNDATION. NO DRIP IRRIGATION SHALL OCCUR WITHIN 5 FEET OF THE FOUNDATION UNLESS SOIL MOISTURE SENSORS ARE INSTALLED ON VALVES SERVING THESE AREAS. ALL IRRIGATION PIPING AND EMISSION DEVICES LOCATED ON TOP OF OR WITHIN BUILDING STRUCTURE SHALL CONFORM TO WATERPROOFING CONSULTANT REQUIREMENTS. PIPE ROUTING MAY BE SHOWN WITHIN THESE DISTANCES FOR GRAPHICAL CLARITY ONLY.
- MANUAL DRAIN VALVES - CONTRACTOR TO INSTALL ONE MANUAL DRAIN VALVE ON PRESSURE SUPPLY LINE DIRECTLY DOWNSTREAM OF BACKFLOW PREVENTER AND AT ALL LOW POINTS AND DEAD ENDS OF PRESSURE SUPPLY PIPING TO ENSURE COMPLETE DRAINAGE OF SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THESE LOCATIONS IN-FIELD AND INSTALLATION LOCATIONS SHALL BE NOTED ON AS-BUILTS.
- POP-UP SPRAY NOZZLES - CONTRACTOR TO INSTALL PLASTIC NOZZLES ON ALL POP-UP SPRAY HEADS. INSTALL 15 SERIES NOZZLES ON ALL HEADS SPACED AT 12' TO 14'. INSTALL 12 SERIES NOZZLES ON ALL HEADS SPACED 10' TO 11'. INSTALL 10 SERIES NOZZLES ON ALL HEADS SPACED AT 8' TO 9'. INSTALL 8 SERIES NOZZLES ON ALL HEADS SPACED AT 6' TO 7'. VARIABLE ARC NOZZLES SHOULD BE UTILIZED ADJACENT TO CURVILINEAR SHRUB BEDS OR FOR ANY ANGLES THAT ARE NOT A STANDARD NOZZLE ANGLE. WHERE INDICATED, INSTALL LOW FLOW SQ SERIES SQUARE NOZZLES AT SPACING SHOWN.
- DRIP IRRIGATION - REFER TO IRRIGATION DETAIL SHEET FOR DRIP EMITTER QUANTITIES / DRIP TUBING FLOW AND PLACEMENT.
- UNLABELED PIPING - ALL UNLABELED LATERAL PIPING SHALL BE 1" MINIMUM UNLESS OTHERWISE NOTED.
- SLEEVING - ALL SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. SLEEVING SHALL BE INSTALLED IN THE SIZES AND QUANTITIES SHOWN ON PLANS OR BASED ON THE SCHEDULE BELOW. WHERE SLEEVES ARE SHOWN, BUT NOT LABELED, FOLLOW THE SCHEDULE BELOW. ALL MAINLINE, CONTROL WIRES AND DRIP LINES UNDER PAVED SURFACES ARE TO BE



811

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LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTRE

|                      |                                            |
|----------------------|--------------------------------------------|
| NAME OF APPLICATION: | LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTER |
| TYPE OF SUBMITTAL    | FINAL DEVELOPMENT PLAN                     |
| FILING NUMBER:       | N/A                                        |
| PHASE NUMBER:        | N/A                                        |
| PREPARATION DATE:    | 02/27/2020                                 |
| REVISION DATE:       | 06/11/2020                                 |
| REVISION DATE:       |                                            |
| REVISION DATE:       |                                            |
| REVISION DATE:       |                                            |
| REVISION DATE:       |                                            |

SHEET 10 OF 18

DIRECTORY

|                     |               |
|---------------------|---------------|
| IRRIGATION SCHEDULE | FDP 11        |
| IRRIGATION NOTES    | FDP 11        |
| IRRIGATION PLANS    | FDP 12        |
| IRRIGATION DETAILS  | FDP13 - FDP14 |

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FINAL DEVELOPMENT PLAN  
LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTRE

TOWN OF FIRESTONE  
COUNTY OF WELD  
STATE OF COLORADO

IRRIGATION PLAN  
SHEET 11 OF 18

1 POINT OF CONNECTION #1 - 1"

PEAK FLOW REQUIREMENT: 18 GPM. REQUIRED STATIC PRESSURE: 70 PSI  
TIE ONTO 1" COPPER STUB-OUT AT THIS APPROXIMATE LOCATION. CONNECTION DOWNSTREAM OF BUILDING METER WITHIN THE MECHANICAL ROOM, BEFORE BUILDING BACKFLOW AND ANY PRESSURE REGULATION, AND STUB TO THIS LOCATION IS BY OTHERS RE = PLUMBING. CONNECT TO STUB AND EXTEND 1" TYPE K SOFT COPPER AT 54" MINIMUM DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 1" STOP AND WASTE VALVE, ONE 1" REDUCED PRESSURE BACKFLOW PREVENTER WITH PROTECTIVE ENCLOSURE, ONE MANUAL DRAIN VALVE, ONE 1" FLOW SENSOR, ONE 1" MASTER VALVE, ONE QUICK COUPLING VALVE, ONE GATE VALVE AND EXTEND PVC MAINLINE AS SHOWN. EXTEND ONE PED9 SHIELDED CABLE FROM FLOW SENSOR TO DATA RETRIEVAL UNIT LOCATED IN ASSOCIATED CONTROLLER. EXTEND 4 UFUL14" WIRE (TWO ORANGE AND TWO BLUE) AND CONNECT 2 OF THE WIRES FROM THE MASTER VALVE TO THE DATA RETRIEVAL BOARD IN ASSOCIATED CONTROLLER. SEE DETAIL SHEET FOR REQUIRED PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF FLOW SENSING UNIT. WORK SHALL CONFORM TO LOCAL CODE, FEES, PERMITS AND INSPECTIONS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR. FINAL BACKFLOW PREVENTER LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. ALL COPPER PIPING WITHIN UNHEATED AREAS SHALL INCLUDE HEAT TAPE TO PREVENT FREEZING.

B CONTROLLER LOCATION "B"

WALL MOUNT ONE CONTROLLER (REFER TO SCHEDULE FOR MODEL & STATION COUNT). REMOTE READY, AT INDICATED LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN (TBD) LF OF CONTROLLER LOCATION FROM BUILDING. BY OTHERS RE-ELECTRICAL (NEEDS TO BE COORDINATED). CONTROLLER CANNOT BE IN FIRE ROOM. ELECTRICAL WIRE/CONDUIT AND POWER CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODES. LOCATE SHIELDED CABLE FROM FLOW SENSOR AND CONNECT TO DATA RETRIEVAL UNIT LOCATED IN ASSOCIATED CONTROLLER. LOCATE MASTER VALVE WIRES WITH SPARES AND CONNECT 2 OF THE WIRES FROM THE MASTER VALVE TO THE DATA RETRIEVAL BOARD IN ASSOCIATED CONTROLLER. FINAL CONTROLLER LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. ALL CONTROL WIRING WITHIN BUILDING SHALL BE INSTALLED IN EMT CONDUIT. MOUNT ONE WEATHER SENSOR ON BUILDING WHERE THERE IS 20 FT. OF CLEARANCE FROM ANY OVERHANG OR OBSTRUCTING FEATURE. INSTALL WEATHER SENSOR RECEIVER IN CONTROLLER ENCLOSURE. CONNECT SENSOR RECEIVER WIRES TO IRRIGATION CONTROLLER SENSOR PORT THROUGH CONDUIT. FINAL WEATHER SENSOR LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

AS-BUILT DRAWINGS OF EXISTING METRO SYSTEM AVAILABLE FROM DISTRICT

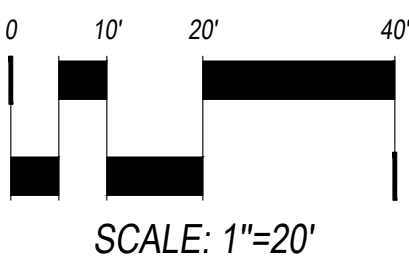


LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTRE

|                      |                                            |
|----------------------|--------------------------------------------|
| NAME OF APPLICATION: | LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTER |
| TYPE OF SUBMITTAL    | FINAL DEVELOPMENT PLAN                     |
| FILING NUMBER:       | N/A                                        |
| PHASE NUMBER:        | N/A                                        |
| PREPARATION DATE:    | 02/27/2020                                 |
| REVISION DATE:       | 06/11/2020                                 |
| REVISION DATE:       |                                            |
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| REVISION DATE:       |                                            |

SHEET 11 OF 18

DIRECTORY  
IRRIGATION SCHEDULE FDP 11  
IRRIGATION NOTES FDP 11  
IRRIGATION PLANS FDP 12  
IRRIGATION DETAILS FDP13 - FDP14



CONTRACTOR TO LOCATE AND PROTECT EXISTING 2" PVC MAINLINE AND 2-WIRE CABLE. IN THIS APPROXIMATE LOCATION, INSTALL TEE, INSTALL ONE 2" GATE VALVE AND EXTEND NEW 2" PVC CLASS MAINLINE AND 2-WIRE CABLE, AS SHOWN. INSTALL NEW CONTROL VALVES WITH DECODERS (ON METRO SYSTEM). EXTEND NEW LATERAL LINES AND ROTORS /POP-UPS AS SHOWN. PROGRAM NEW DECODERS AT EXISTING CONTROLLER "A", COORDINATE WITH METRO MAINTENANCE STAFF. ASSURE PROPER OPERATION WITH METRO CONTROL SYSTEM.

CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF EXISTING IRRIGATION SYSTEM DAMAGED DURING NEW CONSTRUCTION.

CONTRACTOR TO LOCATE AND PROTECT EXISTING 2" PVC MAINLINE AND 2-WIRE CABLE. IN THIS APPROXIMATE LOCATION, INSTALL NEW 1.5" NEW CONTROL VALVE WITH DECODER (ON METRO SYSTEM). EXTEND NEW LATERAL LINES AND ROTORS AS SHOWN. PROGRAM NEW DECODER AT EXISTING CONTROLLER "A", COORDINATE WITH METRO MAINTENANCE STAFF. ASSURE PROPER OPERATION WITH METRO CONTROL SYSTEM.

CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF EXISTING IRRIGATION SYSTEM DAMAGED DURING NEW CONSTRUCTION.

CONTRACTOR TO LOCATE EXISTING 1" CONTROL VALVE /V DECODER -A45 (ON METRO SYSTEM). REUSE AND INSTALL NEW ROTORS AND LATERAL LINES, AS SHOWN.

CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF EXISTING IRRIGATION SYSTEM DAMAGED DURING NEW CONSTRUCTION.

CONTRACTOR TO LOCATE 2" PVC SECTION OF MAINLINE AND 2-WIRE CABLE THAT SERVICED EAST SIDE OF SWALE. CUT AND CAP, THIS SECTION WILL BE ABANDONED IN PLACE.

CONTRACTOR TO LOCATE CONTROL VALVES NOTED AS A29 & A46 (ON THE METRO SYSTEM CONTROLLER). REMOVE AND RETURN TO METRO DISTRICT MAINTENANCE STAFF.

CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF EXISTING IRRIGATION SYSTEM DAMAGED DURING NEW CONSTRUCTION.

CONTRACTOR TO LOCATE AND PROTECT EXISTING 2" BACKFLOW PREVENT AND ENCLOSURE DURING NEW INSTALLATION.

METRO IRRIGATION SYSTEM MUST REMAIN OPERATIONAL AT ALL TIMES DURING NEW CONSTRUCTION.

CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF EXISTING 2" PVC MAINLINE AND 2-WIRE CABLE, IF DAMAGED DURING NEW CONSTRUCTION, SHOWN IN THE APPROXIMATE LOCATION ON PLAN.

CONTRACTOR TO INSTALL NEW CONTROL VALVES (A29 -DRIP & A46 -ROTORS) WITH DECODERS (ON METRO SYSTEM). EXTEND NEW 2" LATERAL LINE AND CONNECT TO EXISTING ROTOR ZONE. EXTEND NEW 3/4" DRIP TUBING AND CONNECT TO EXISTING DRIP ZONE AS SHOWN (APPROX. 25' FROM THIS LOCATION). PROGRAM NEW DECODERS AT EXISTING CONTROLLER "A", COORDINATE WITH METRO MAINTENANCE STAFF. ASSURE PROPER OPERATION WITH METRO CONTROL SYSTEM.

CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF EXISTING IRRIGATION SYSTEM DAMAGED DURING NEW CONSTRUCTION.

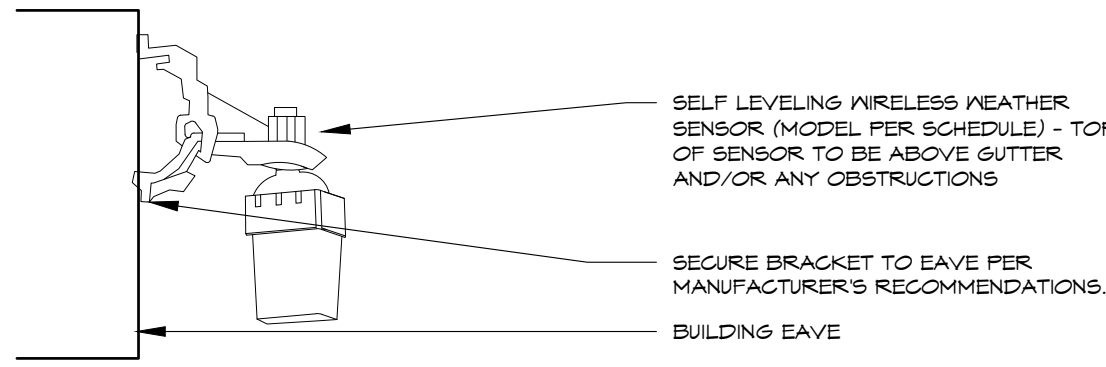
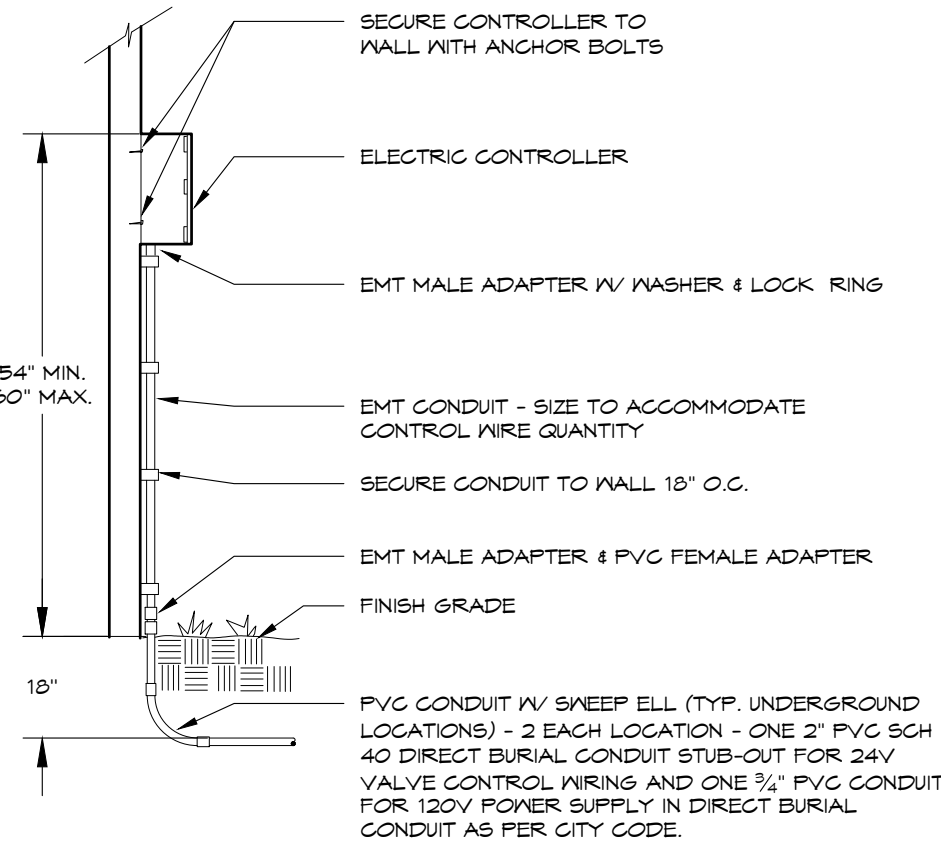
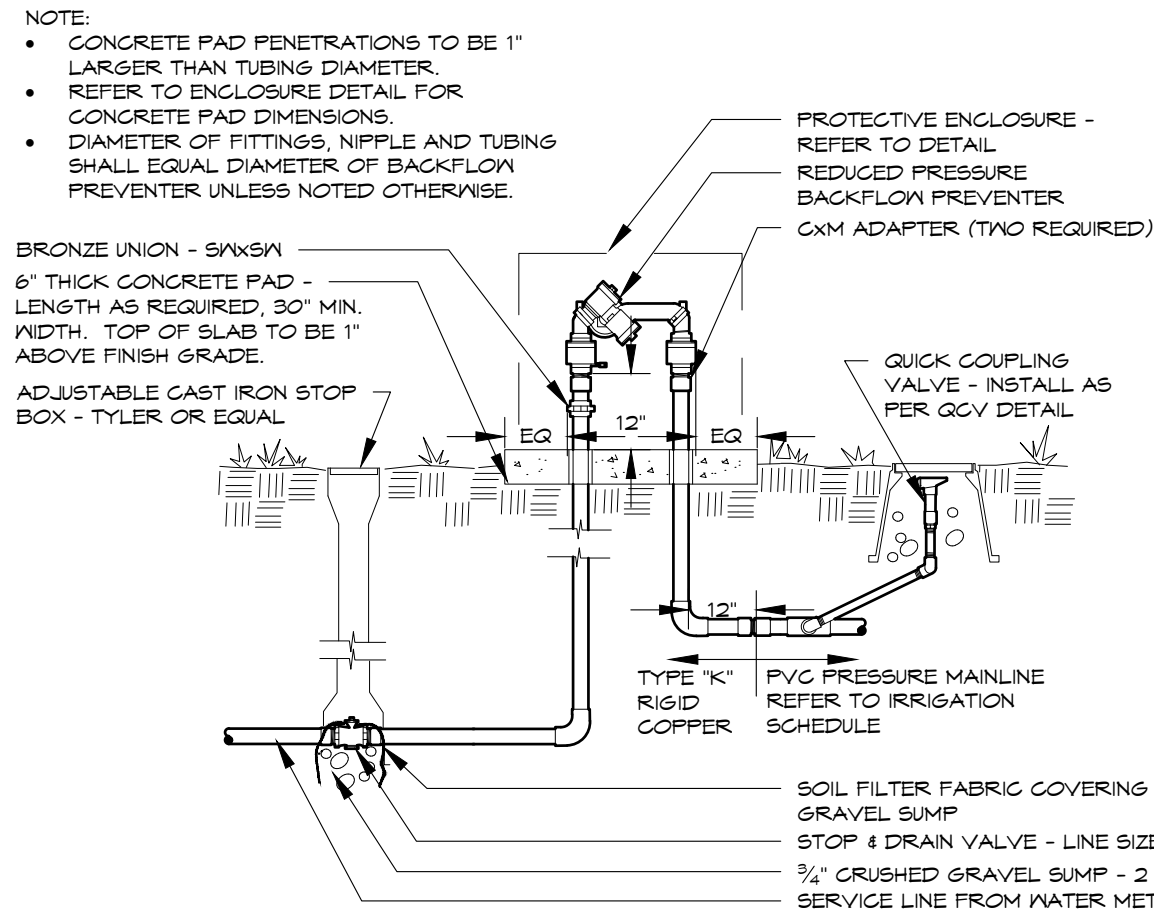
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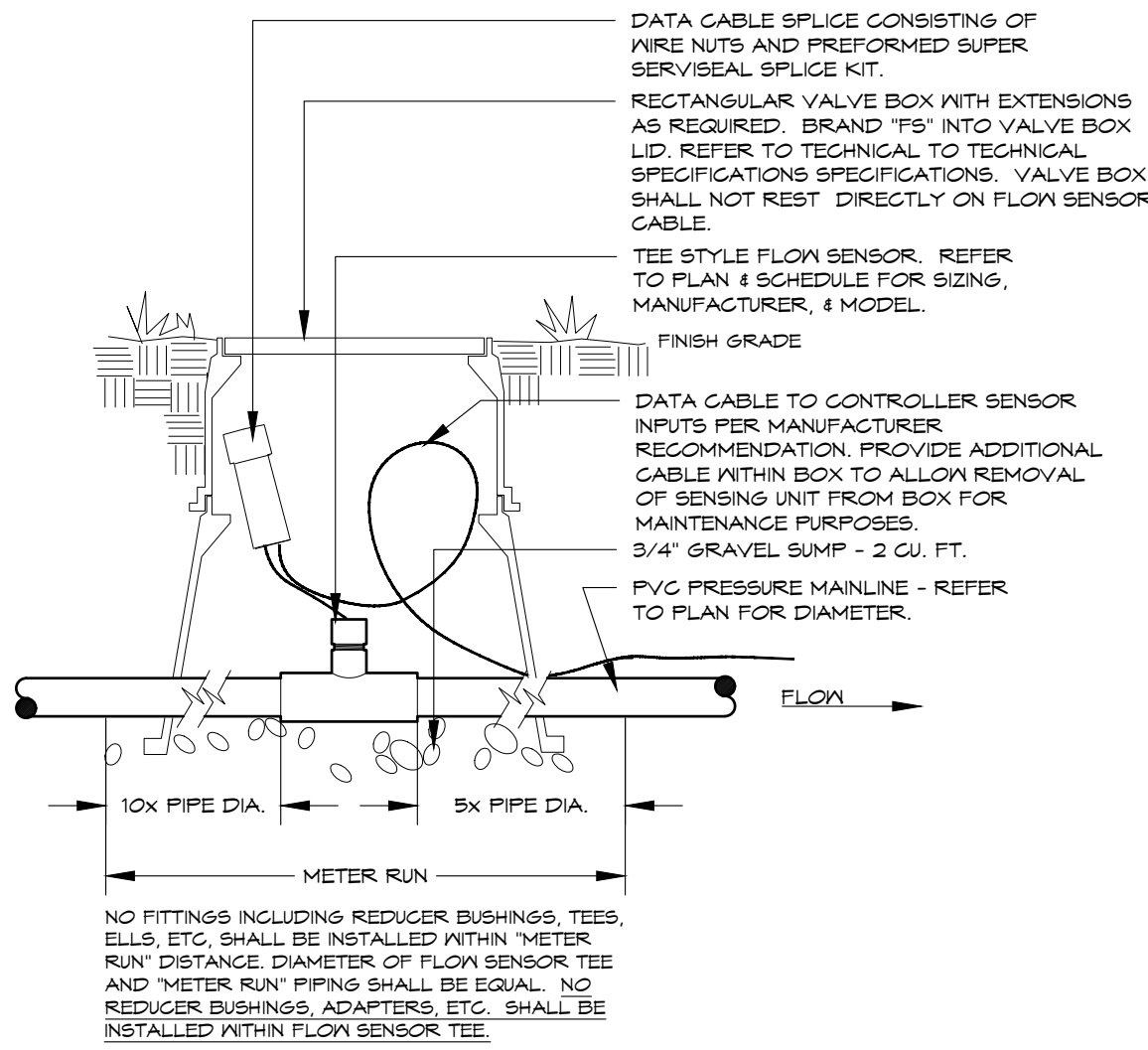
FINAL DEVELOPMENT PLAN  
LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTRE

TOWN OF FIRESTONE  
COUNTY OF WELD  
STATE OF COLORADO

IRRIGATION DETAILS  
SHEET 12 OF 18



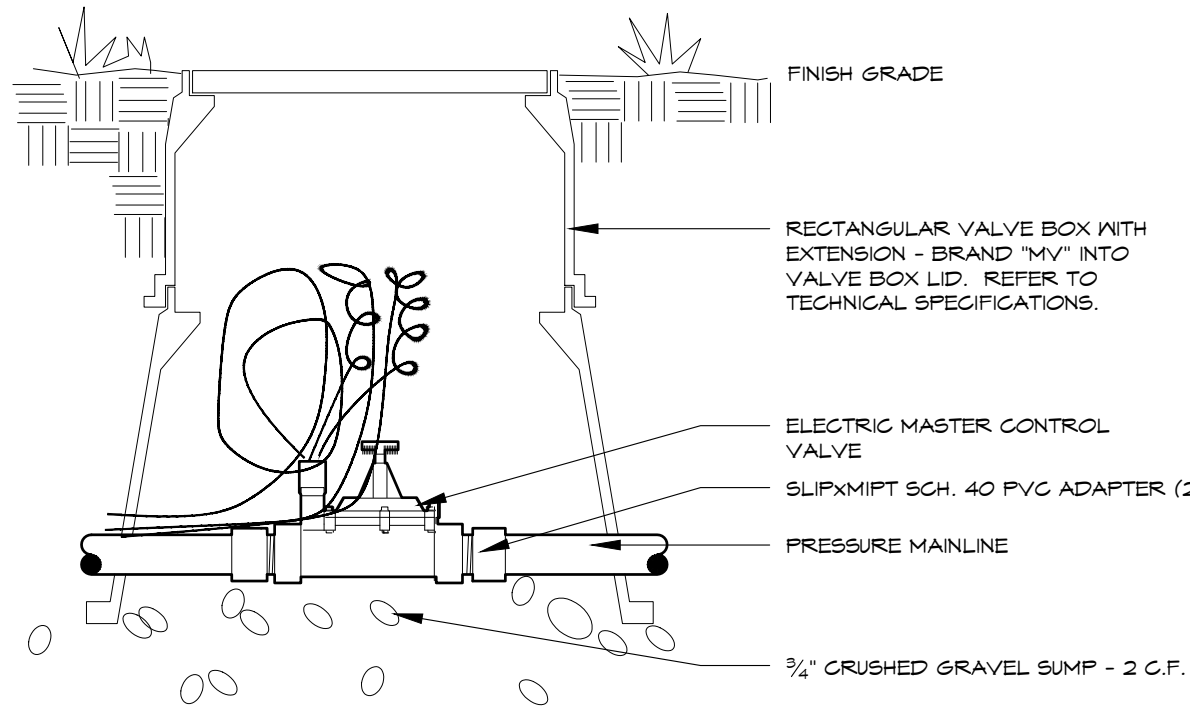
NOTE: MOUNT SENSOR RECEIVER PER CONTROLLER DETAIL.



BACKFLOW PREVENTER

3/4" - 2" SYSTEMS WITH PVC CONNECTION

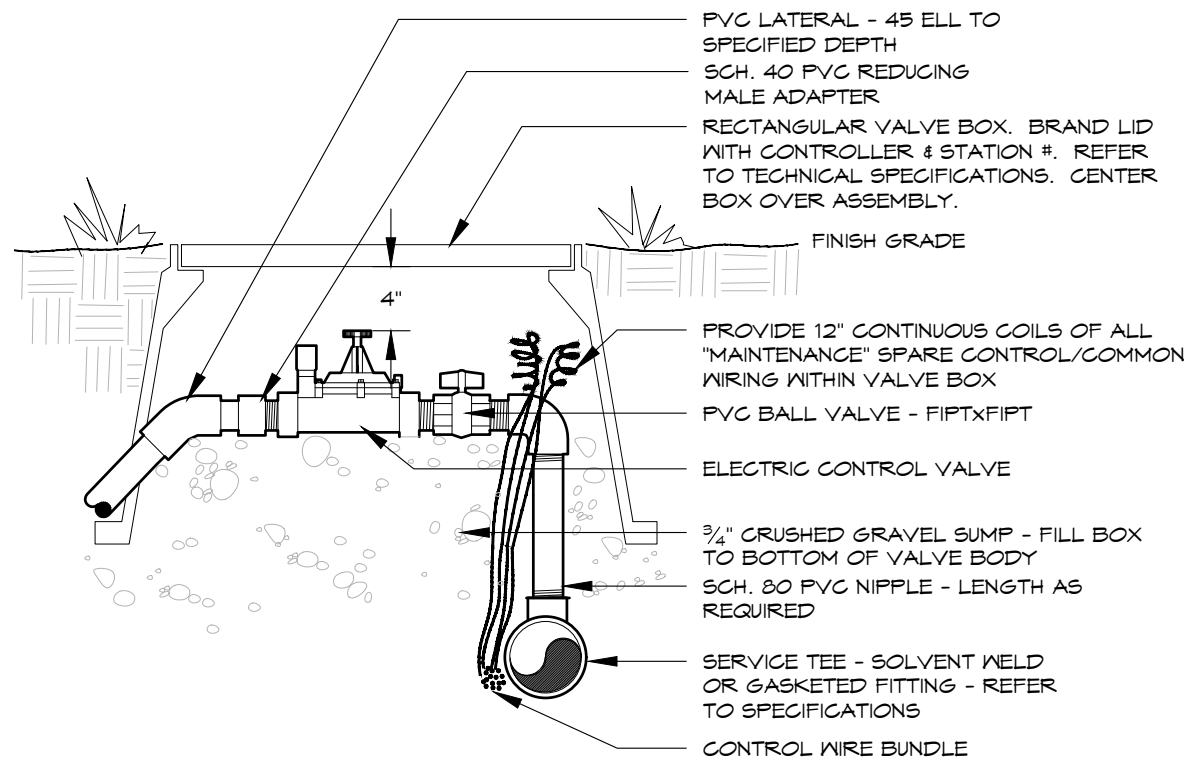
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MASTER VALVE

24V - Small - Typical

5



NOTE: DIAMETERS OF BALL VALVES, PVC FITTINGS AND NIPPLES SHALL EQUAL ELECTRIC CONTROL VALVE DIAMETER. VALVE BOXES SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO ADJACENT SIDEWALKS AND HARD SURFACES WHERE APPLICABLE. APPLY TEFLON TAPE TO ALL MALE THREADED FITTINGS AND THREADED NIPPLES.

ELECTRIC CONTROL VALVE

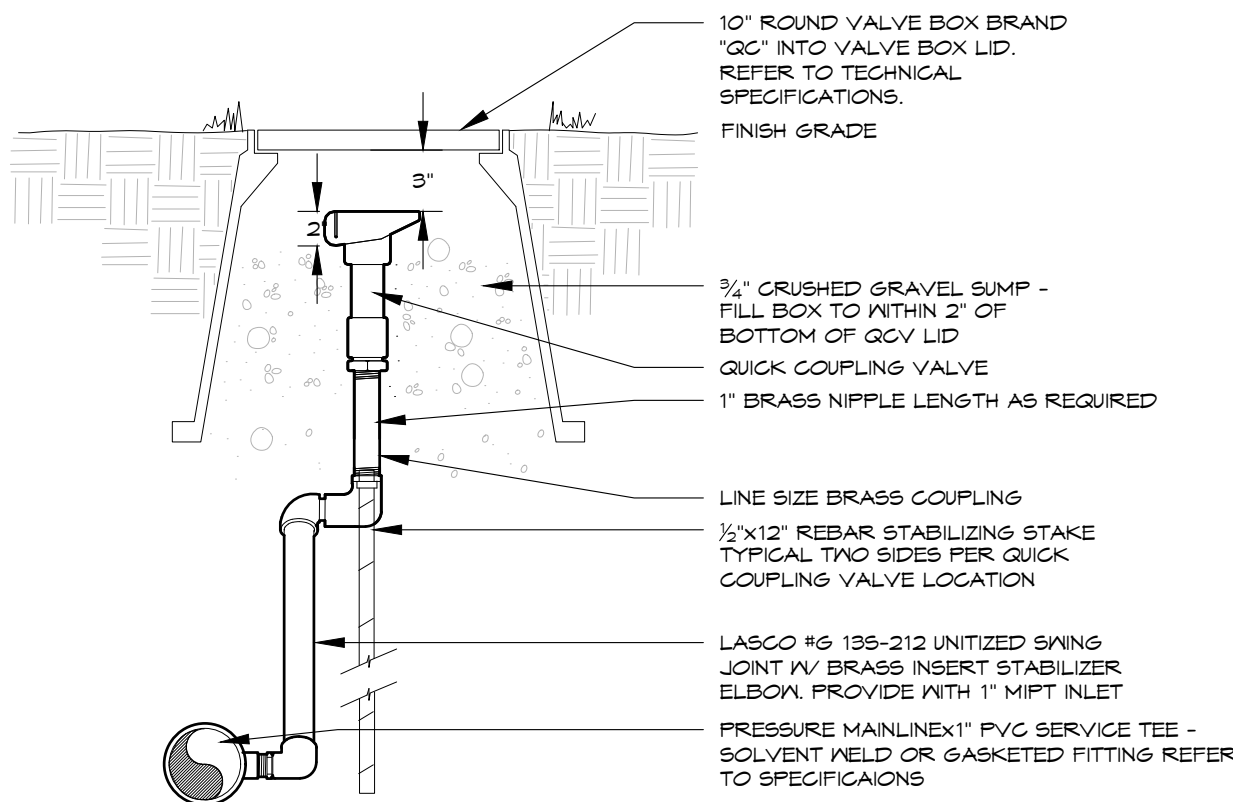
24V - PVC Lateral

9a

ELECTRIC CONTROLLER

EXTERIOR WALL MOUNT

2

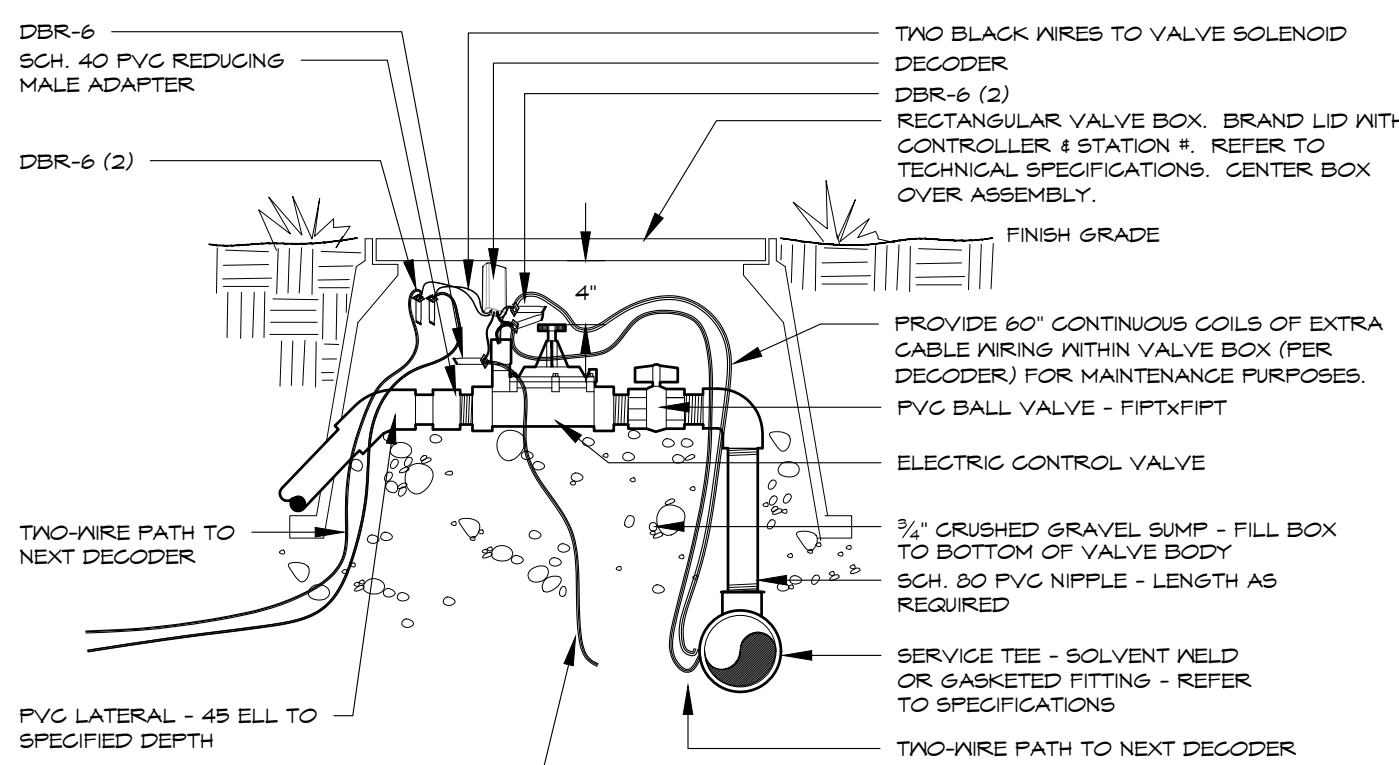


APPLY TEFLON TAPE TO ALL THREADED NIPPLES

QUICK COUPLING VALVE

LASCOSWING - TYPICAL

6



TO EARTH GROUNDING LOCATION INSTALLED PER ASIC GUIDELINES. REFER TO CONSTRUCTION NOTES FOR FREQUENCY AND OTHER REQUIREMENTS.

NOTE: DIAMETERS OF BALL VALVES, PVC FITTINGS AND NIPPLES SHALL EQUAL ELECTRIC CONTROL VALVE DIAMETER. VALVE BOXES SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO ADJACENT SIDEWALKS AND HARD SURFACES WHERE APPLICABLE. APPLY TEFLON TAPE TO ALL MALE THREADED FITTINGS AND THREADED NIPPLES.

ELECTRIC CONTROL VALVE

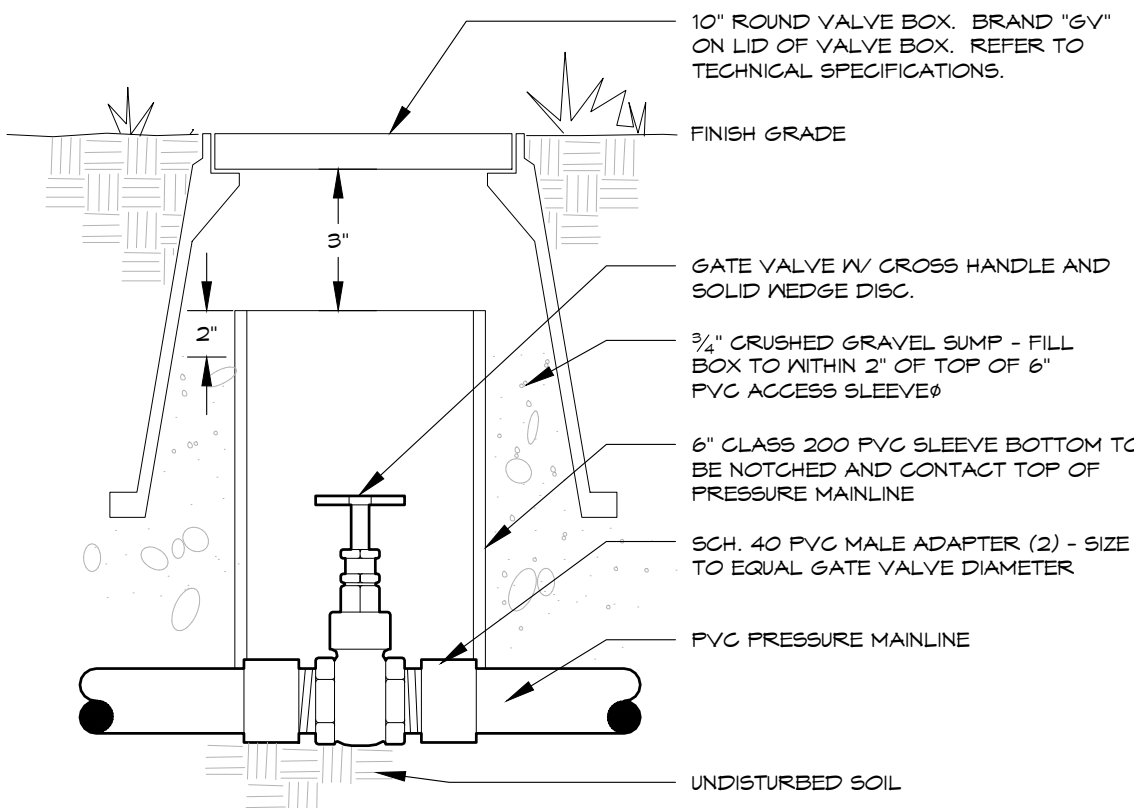
TWO-WIRE SYSTEM - (METRO SYSTEM)

9b

WEATHER SENSOR

EAVE MOUNTED - Self-Leveling

3



GATE VALVE

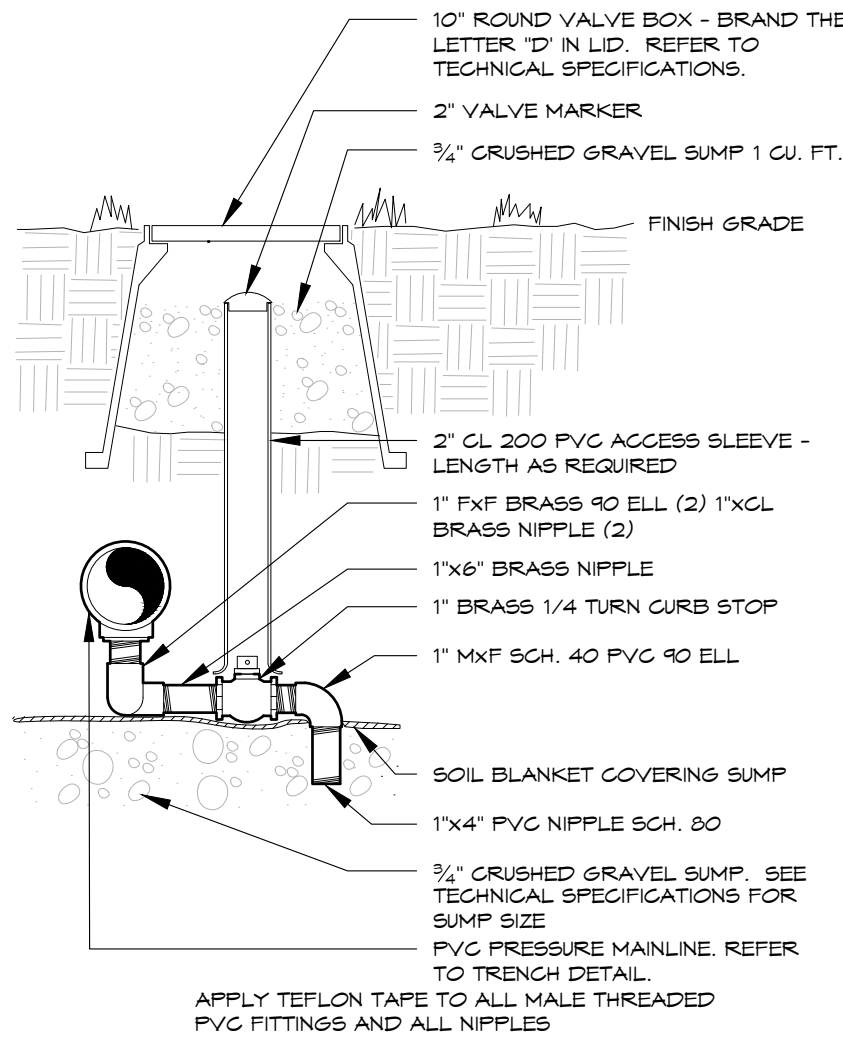
2.5" & SMALLER - X-HANDLE

7

FLOW SENSOR

VIA DATA CABLE - TEE STYLE

4



MANUAL DRAIN VALVE

TYPICAL

8

**HydroSystems** KDI  
Irrigation Consulting & Water Management  
860 Tabor Street, Suite 200 Lakewood, Colorado 80401  
o: 303.980.5327 www.hydrosystemsmdi.com



Know what's below.  
Call before you dig.

LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTRE

|                      |                                            |
|----------------------|--------------------------------------------|
| NAME OF APPLICATION: | LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTER |
| TYPE OF SUBMITTAL    | FINAL DEVELOPMENT PLAN                     |
| FILING NUMBER:       | N/A                                        |
| PHASE NUMBER:        | N/A                                        |
| PREPARATION DATE:    | 02/27/2020                                 |
| REVISION DATE:       | 06/11/2020                                 |
| REVISION DATE:       |                                            |
| REVISION DATE:       |                                            |
| REVISION DATE:       |                                            |
| REVISION DATE:       |                                            |

SHEET 12 OF 18

THE STAENBERG GROUP  
DESIGN, DEVELOP, DELIVER.  
OWNER / DEVELOPER:

**Redland**  
WHERE GREAT PLACES BEGIN  
1200 West Coast Court  
Littleton, Colorado 80120  
800.848.6344  
CIVIL ENGINEER / LANDSCAPE ARCHITECT:

DAVID P. GORDON ARCHITECTURE  
1200 West Coast Court  
Littleton, Colorado 80120  
ARCHITECT:

|             |           |
|-------------|-----------|
| DATE        | 3/26/2020 |
| DRAWN       | ITL       |
| CHECKED     | USB       |
| APPROVED    | USB       |
| PROJECT NO. | 10009.08  |
| HORZ. SCALE |           |
| VERT. SCALE |           |

IRRIGATION DETAILS  
FINAL DEVELOPMENT PLAN  
MULTI - TENANT RETAIL FIRESTONE CITY CENTRE LOT 1  
FIRESTONE COLORADO

SHEET

FDP 12



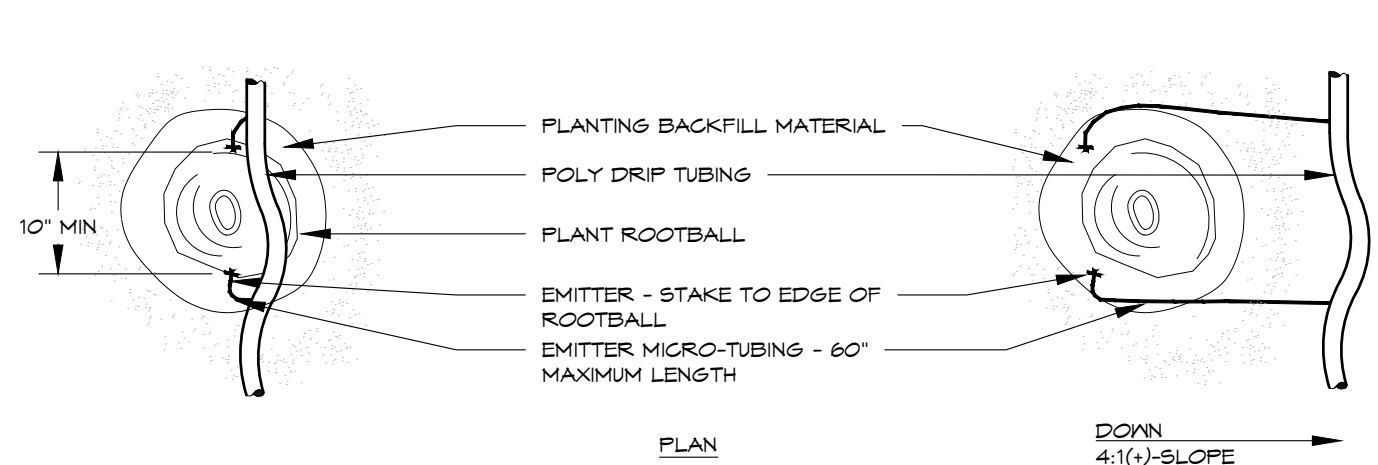




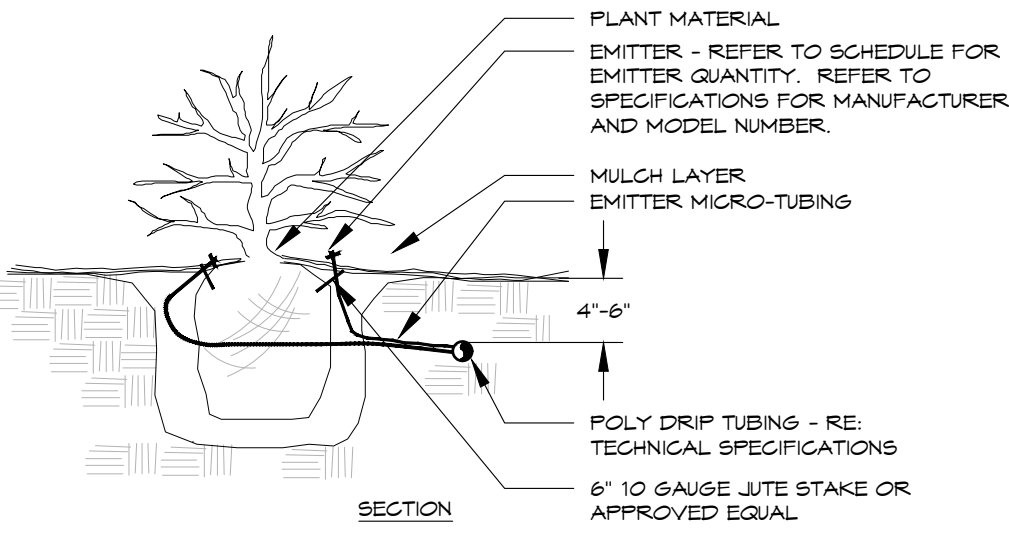
FINAL DEVELOPMENT PLAN  
LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTRE

TOWN OF FIRESTONE  
COUNTY OF WELD  
STATE OF COLORADO

IRRIGATION DETAILS  
SHEET 14 OF 18



| PLANT SIZE             | EMITTER FLOW RATE | EMITTER QTY. AT MULCHED BED LOCATIONS | EMITTER QTY. AT NATIVE SEED LOCATIONS |
|------------------------|-------------------|---------------------------------------|---------------------------------------|
| 1 - 2 GALLON MATERIAL  | 0.5 GPH           | ONE EACH                              | ONE EACH                              |
| 5 GALLON MATERIAL      | 0.5 GPH           | TWO EACH                              | TWO EACH                              |
| 1 1/2\" CALIPER TREE   | 1.0 GPH           | THREE EACH                            | FOUR EACH                             |
| 2\" CALIPER TREE       | 1.0 GPH           | FOUR EACH                             | SIX EACH                              |
| 2 1/2\" CALIPER TREE   | 1.0 GPH           | SIX EACH                              | EIGHT EACH                            |
| 3\" CALIPER TREE       | 1.0 GPH           | EIGHT EACH                            | TEN EACH                              |
| 3 1/2\" CALIPER TREE   | 1.0 GPH           | NINE EACH                             | ELEVEN EACH                           |
| 4\" CALIPER TREE       | 1.0 GPH           | TEN EACH                              | TWELVE EACH                           |
| 6 FT. CONIFEROUS TREE  | 1.0 GPH           | FOUR EACH                             | SIX EACH                              |
| 8 FT. CONIFEROUS TREE  | 1.0 GPH           | SIX EACH                              | NINE EACH                             |
| 10 FT. CONIFEROUS TREE | 1.0 GPH           | EIGHT EACH                            | TWELVE EACH                           |
| 12 FT. CONIFEROUS TREE | 1.0 GPH           | TEN EACH                              | FOURTEEN EACH                         |



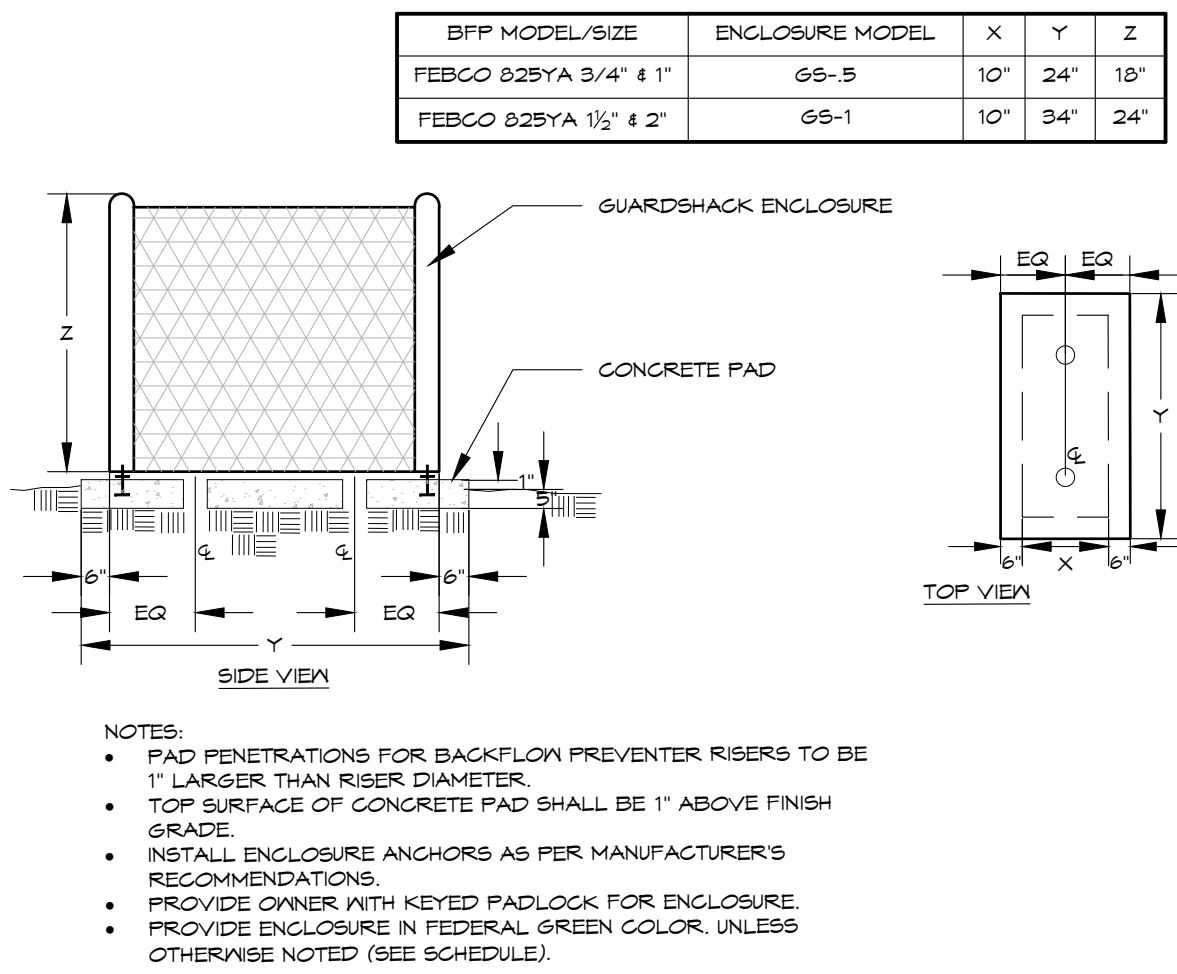
- NOTES:
- INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.
  - EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1\" AND A MAXIMUM OF 2\".
  - FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.
  - IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOT BALL.
  - EMITTERS SHALL BE SELF-FLUSHING, PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.
  - DRIP VALVE ZONES ARE DESIGNED TO ACCOUNT FOR DIFFERENCES IN PLANT REQUIREMENTS (HYDROZONES) AND SUN EXPOSURE.
  - CONTRACTOR SHALL ENSURE HYDROZONES ARE VALVED SEPARATELY AS SHOWN ON PLAN.
  - SITE CONDITIONS MAY DICTATE THAT MULTIPLE SUN EXPOSURES ARE VALVED TOGETHER DURING THE DESIGN PROCESS. CONTRACTOR SHALL ADJUST EMITTER SCHEDULE AS FOLLOWS:
  - EMITTER QUANTITIES SHALL REMAIN THE SAME BUT EMITTER GALLONAGES SHALL BE DOUBLED FOR PLANTS WITH SOUTH AND WEST EXPOSURES.
  - EMITTER QUANTITIES AND GALLONAGE SHALL BE AS SHOWN IN SCHEDULE FOR PLANTS WITH NORTH AND EAST EXPOSURES.
  - PLANTINGS WITH NORTH AND EAST EXPOSURE SHALL DICTATE VALVE RUN-TIMES AND CONTRACTOR SHALL ADJUST SCHEDULING ACCORDINGLY.

DRIP EMITTER  
BELOW GRADE

16

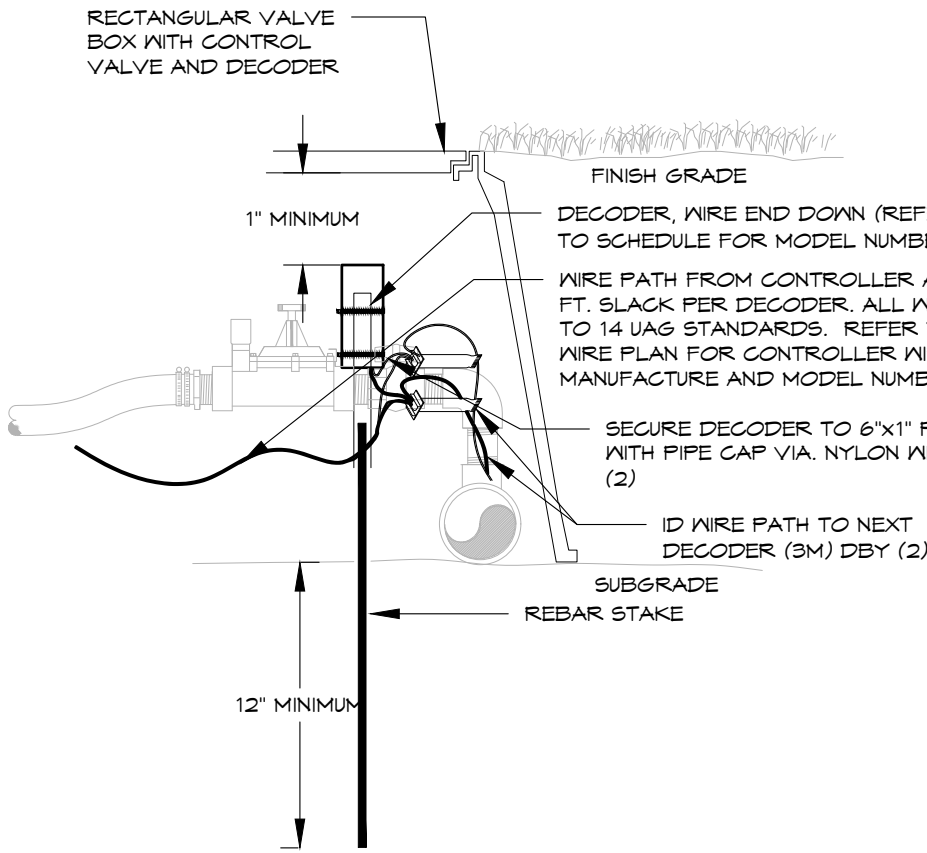
DRIP FLUSH VALVE  
WITH OPERATIONAL INDICATOR

17



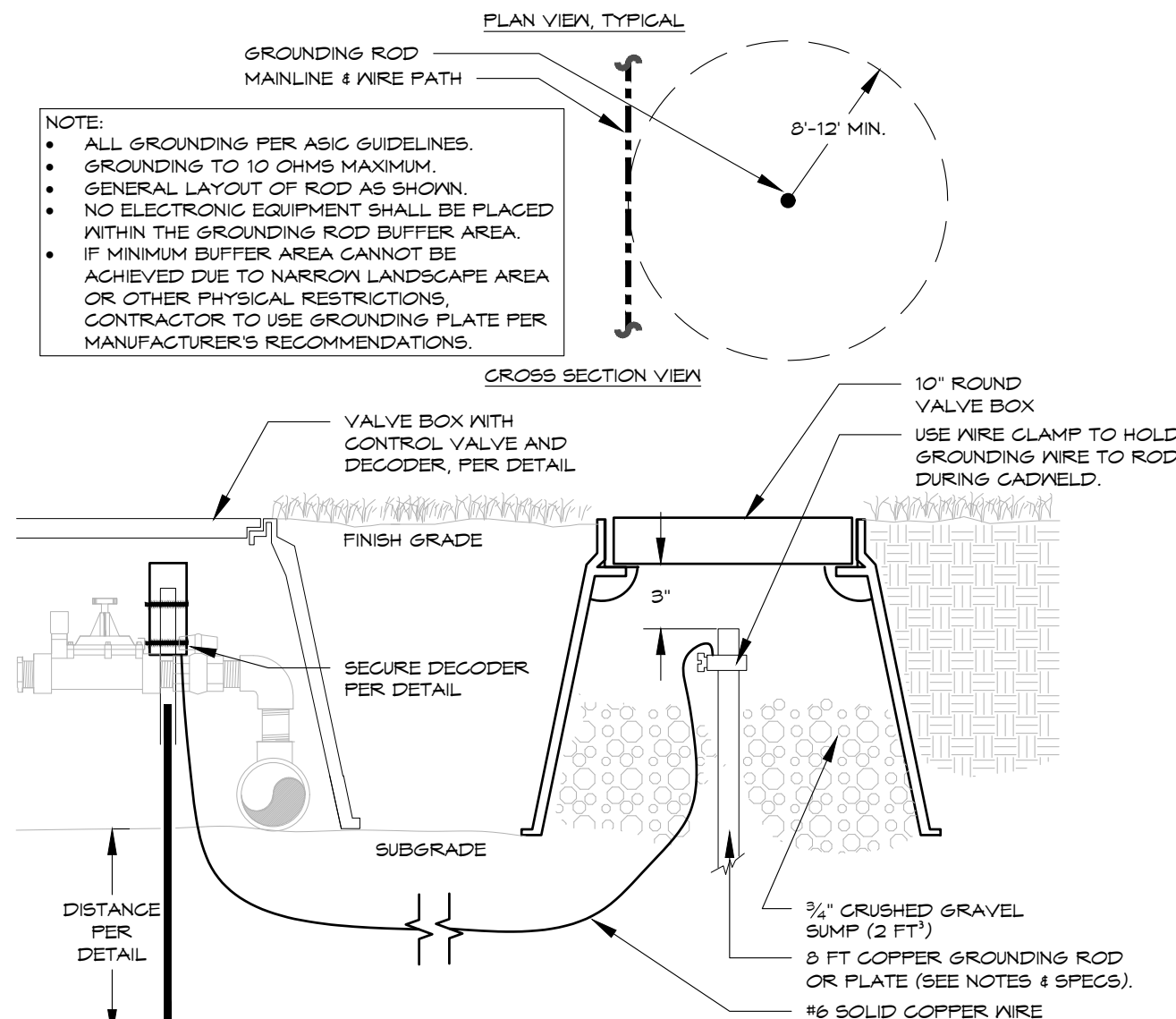
BACKFLOW ENCLOSURE  
GUARDSHACK - 3/4\" - 2\" SYSTEMS

18



DECODER INSTALLATION  
TWO-WIRE SYSTEM - (METRO)

19



ACC GROUNDING  
TWO-WIRE SYSTEM - (METRO)

20



LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTRE

|                      |                                            |
|----------------------|--------------------------------------------|
| NAME OF APPLICATION: | LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTER |
| TYPE OF SUBMITTAL    | FINAL DEVELOPMENT PLAN                     |
| FILING NUMBER:       | N/A                                        |
| PHASE NUMBER:        | N/A                                        |
| PREPARATION DATE:    | 02/27/2020                                 |
| REVISION DATE:       | 06/11/2020                                 |
| REVISION DATE:       |                                            |
| REVISION DATE:       |                                            |
| REVISION DATE:       |                                            |
| REVISION DATE:       |                                            |

SHEET 14 OF 18

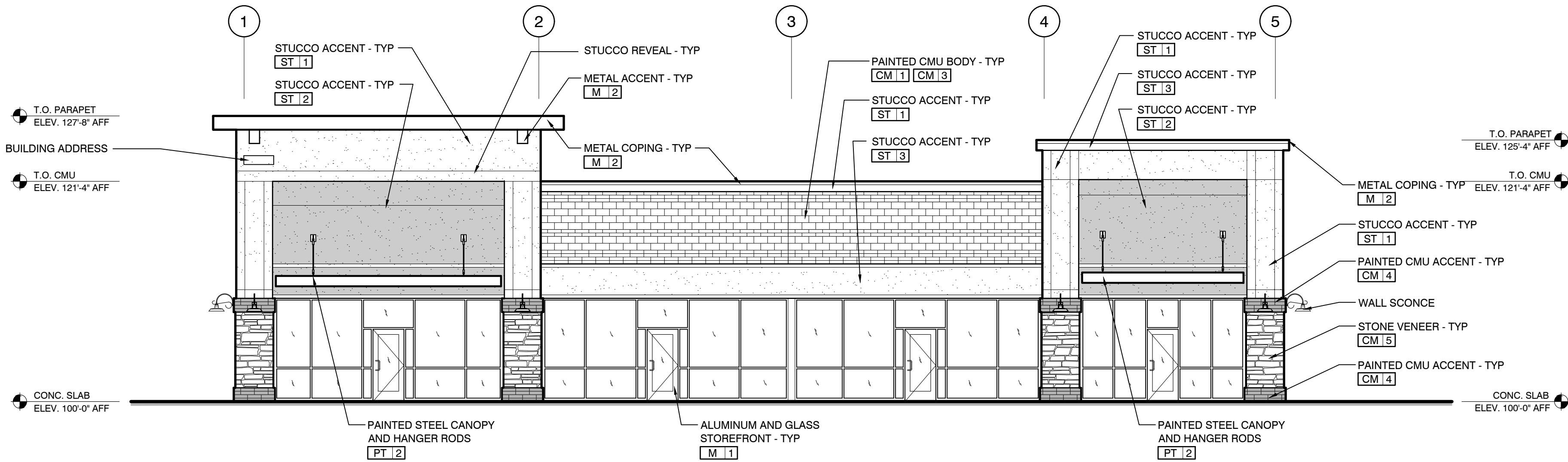
DIRECTORY  
IRRIGATION SCHEDULE FDP 11  
IRRIGATION NOTES FDP 11  
IRRIGATION PLANS FDP 12  
IRRIGATION DETAILS FDP13 - FDP14



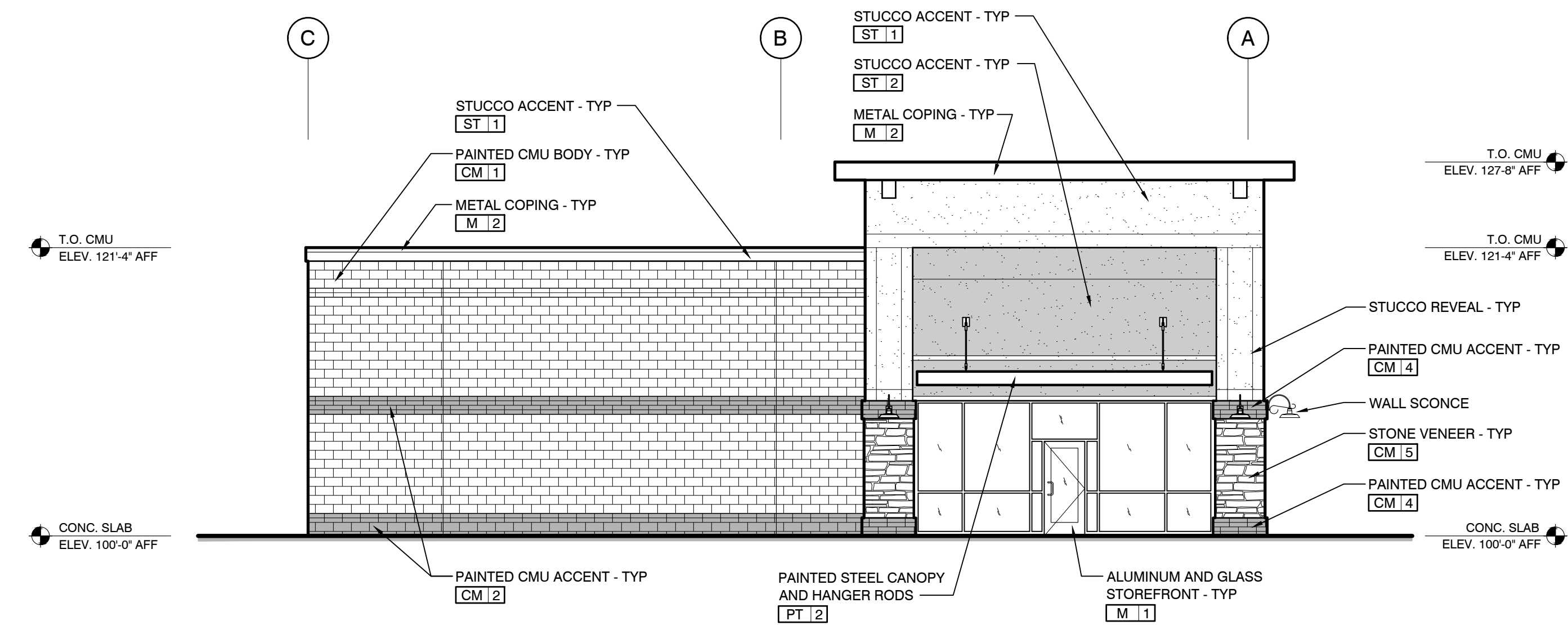
FINAL DEVELOPMENT PLAN  
MULTI - TENANT RETAIL FIRESTONE CITY CENTRE LOT 1

TOWN OF FIRESTONE  
COUNTY OF WELD  
STATE OF COLORADO

ELEVATIONS  
SHEET 15 OF 18



1 WEST (FRONT) ELEVATION  
SCALE: 1/8" = 1'-0"



2 NORTH (SIDE) ELEVATION  
SCALE: 1/8" = 1'-0"

SIGNAGE TABLE

FOR BUILDINGS WITH TWO ELEVATIONS AVAILABLE FOR SIGNAGE, THE TOTAL SIGN AREA PERMITTED SHALL BE THE COMBINED TOTAL OF EACH APPROVED BUILDING FRONTAGE.

INDIVIDUAL BUSINESSES LOCATED ON A CORNER LOT, ONE WALL SIGN PER EACH FRONTAGE ABUTTING AN ENTRY OR STREET, AT THE RATE OF ONE THIRD SQUARE FOOT OF SIGN AREA PER ONE LINEAL FOOT OF ALLOWABLE BUILDING FRONTAGE.

LOT 1 BUILDING  
LENGTH = 100', FRONTAGES (2)  
TOTAL LINEAL FRONTAGE = 200'

LENGTH - 70', FRONTAGES (1) CORNER  
TOTAL CORNER LINEAL FRONTAGE 70/3 = 23.3'

TOTAL BUILDING ALLOWABLE SIGN AREA = 233.3 S.F.

MASONRY

CM 1 8x8x16 CMU  
MFG.: T.B.D.  
COLOR: PAINTED TO MATCH SW6053 REDDEND EARTH

CM 2 8x8x16 CMU WITH HORIZ. SCORE LINE  
MFG.: T.B.D.  
COLOR: PAINTED TO MATCH SW6066 SAND TRAP

CM 3 4x8x16 CMU  
MFG.: T.B.D.  
COLOR: PAINTED TO MATCH SW6053 REDDEND EARTH

CM 4 4x8x16 CMU  
MFG.: T.B.D.  
COLOR: PAINTED TO MATCH SW6066 SAND TRAP

CM 5 SYNTHETIC STONE VENEER  
MFG.: BORAL CULTURED STONE  
COLOR: SHALE COUNTRY LEDGESTONE  
NUMBER: CSV-20044

PAINT

PT 1 DOORS  
MFG.: T.B.D.  
COLOR: SW6053 REDDEND EARTH

PT 2 STEEL CANOPY  
MFG.: T.B.D.  
COLOR: PAINT TO MATCH BERRIDGE CHARCOAL GRAY

STUCCO

ST 1 ACCENT  
MFG.: T.B.D.  
COLOR: MATCH I.C.I. PAINT 327 NUTRIA

ST 2 ACCENT  
MFG.: T.B.D.  
COLOR: MATCH SW7065 ARGOS

ST 3 ACCENT  
MFG.: T.B.D.  
COLOR: MATCH SW6066 SAND TRAP

METAL

M 1 ENTRANCE DOORS AND WINDOWS  
MFG.: OLD CASTLE  
COLOR: BLACK ANODIZED ALUMINUM  
GLASS: CLEAR INSULATED

M 2 STANDING SEAM ROOF/COPING  
MFG.: BERRIDGE  
COLOR: CHARCOAL GREY

NOTES

- ROOF TOP EQUIPMENT WILL BE COMPLETELY SCREENED BY THE PARAPET WALLS.
- SIGNAGE WILL BE SUBMITTED SEPARATELY.

MULTI - TENANT RETAIL FIRESTONE CITY CENTRE LOT 1

BUILDING ELEVATIONS

|                      |                                                   |
|----------------------|---------------------------------------------------|
| NAME OF APPLICATION: | MULTI - TENANT RETAIL FIRESTONE CITY CENTRE LOT 1 |
| TYPE OF SUBMITTAL    | FINAL DEVELOPMENT PLAN                            |
| FILING NUMBER:       |                                                   |
| PHASE NUMBER:        |                                                   |
| PREPARATION DATE:    |                                                   |
| REVISION DATE:       | 06.12.2020                                        |
| REVISION DATE:       |                                                   |
| REVISION DATE:       |                                                   |
| REVISION DATE:       |                                                   |
| REVISION DATE:       |                                                   |
| REVISION DATE:       |                                                   |

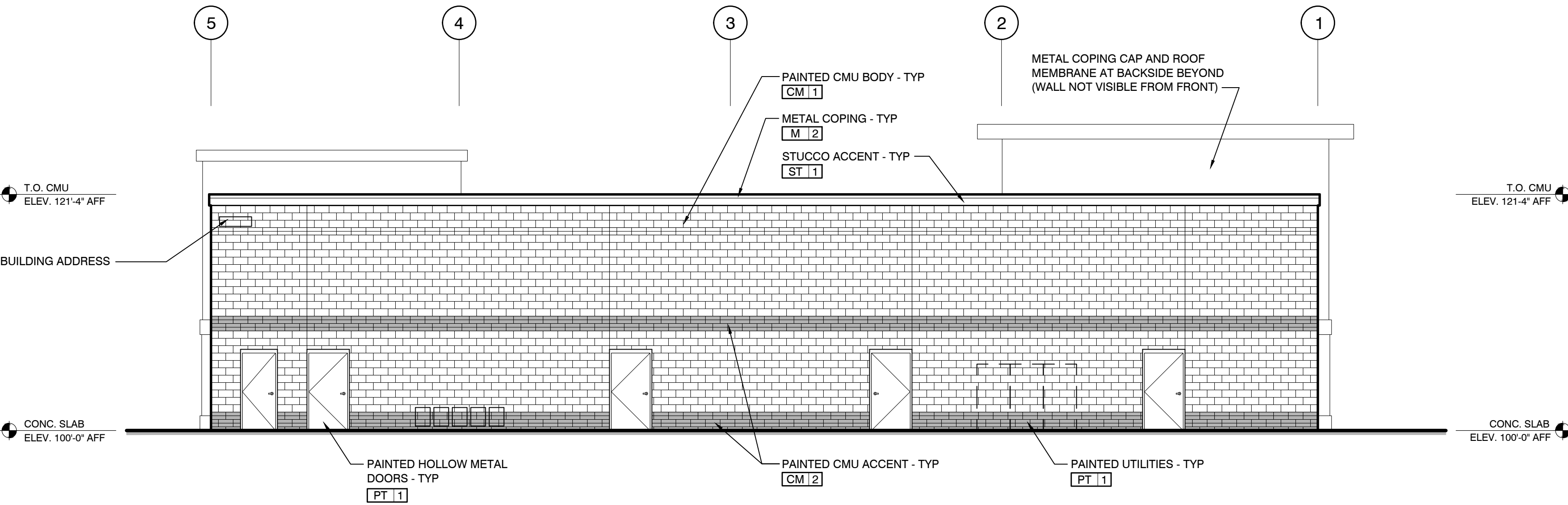
SHEET 15 OF 18



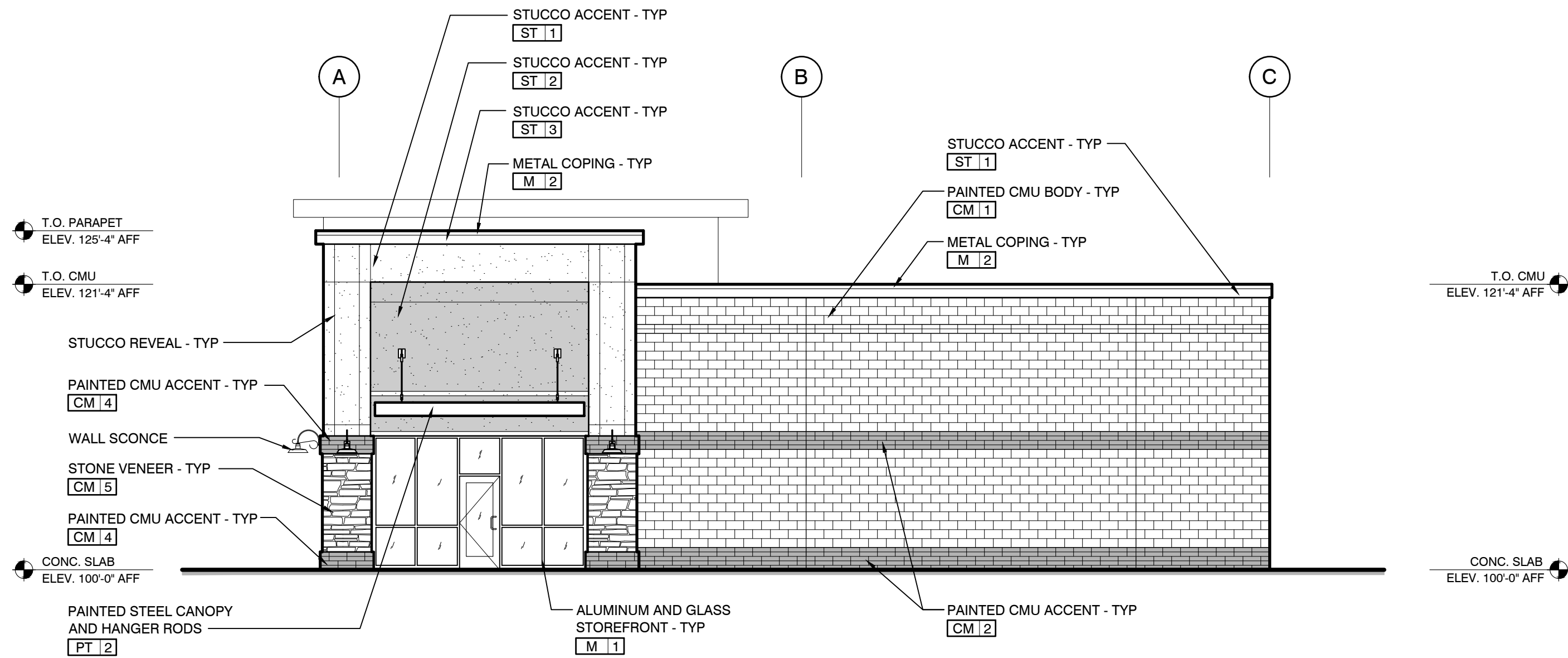
FINAL DEVELOPMENT PLAN  
**MULTI - TENANT RETAIL FIRESTONE CITY CENTRE LOT 1**

TOWN OF FIRESTONE  
COUNTY OF WELD  
STATE OF COLORADO

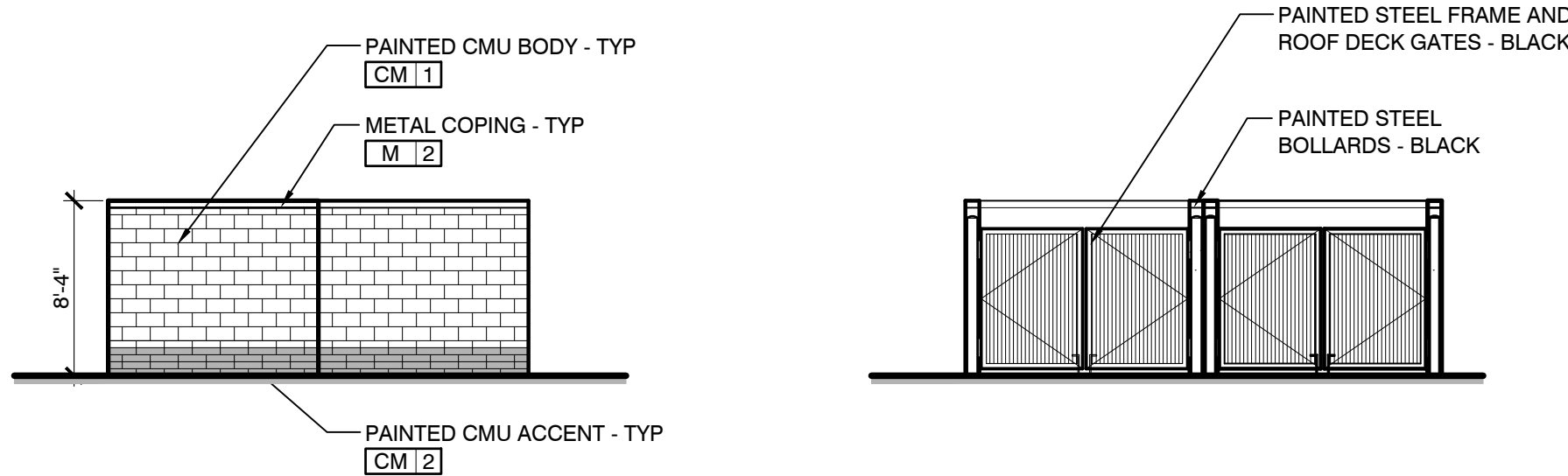
ELEVATIONS  
SHEET 16 OF 18



1 EAST (REAR) ELEVATION  
SCALE: 1/8" = 1'-0"



2 SOUTH (SIDE) ELEVATION  
SCALE: 1/8" = 1'-0"



3 TRASH ENCLOSURE ELEVATIONS  
SCALE: 1/8" = 1'-0"

MULTI - TENANT RETAIL FIRESTONE CITY CENTRE LOT 1

BUILDING ELEVATIONS

|                      |                                                   |
|----------------------|---------------------------------------------------|
| NAME OF APPLICATION: | MULTI - TENANT RETAIL FIRESTONE CITY CENTRE LOT 1 |
| TYPE OF SUBMITTAL    | FINAL DEVELOPMENT PLAN                            |
| FILING NUMBER:       |                                                   |
| PHASE NUMBER:        |                                                   |
| PREPARATION DATE:    |                                                   |
| REVISION DATE:       | 06.12.2020                                        |
| REVISION DATE:       |                                                   |
| REVISION DATE:       |                                                   |
| REVISION DATE:       |                                                   |
| REVISION DATE:       |                                                   |
| REVISION DATE:       |                                                   |

SHEET 16 OF 18



TOWN OF FIRESTONE  
COUNTY OF WELD  
STATE OF COLORADO

| Calculation Summary |      |      |     |         |         |       |
|---------------------|------|------|-----|---------|---------|-------|
| Label               | Avg  | Max  | Min | Avg/Min | Max/Min | Units |
| Site                | 2.34 | 17.8 | 0.0 | N.A.    | N.A.    | Fc    |
| Around Building     | 4.93 | 17.8 | 0.7 | 7.04    | 25.43   | Fc    |
| Parking Lot         | 4.24 | 8.9  | 0.7 | 6.06    | 12.71   | Fc    |
| Side Parking        | 3.61 | 5.5  | 2.0 | 1.81    | 2.75    | Fc    |

## OSQ™ LED Area/Flood Luminaire – Large

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral weatheright LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The 'T' input power designator is a suitable upgrade for HID applications up to 750 Watts, and the 'U' input power designator is a suitable upgrade for HID applications up to 1000 Watts.

|                                                                   |
|-------------------------------------------------------------------|
| NanoOptic® Precision Delivery Grid™ optic                         |
| Assembled in the U.S.A. of U.S. and imported parts                |
| <b>Initial Delivered Lumens:</b> Up to 27,103                     |
| <b>Efficacy:</b> Up to 139 LPW                                    |
| <b>CRI:</b> Minimum 70 CRI [3000K, 4000K & 5700K]; 90 CRI [5000K] |
| <b>CCT:</b> 3000K, 4000K, 5000K, 5700K                            |

Fully assembled luminaire is composed of two components that must be ordered separately

|                                                                                                                                                                             |                                                                                            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| <b>OSQ-DA</b>                                                                                                                                                               | <b>BK</b>                                                                                  |
| <b>OSQ-B-AA</b> Adjustable Arm<br><b>OSQ-DA</b> Direct Arm<br><b>OSQ-L-TSP</b> Transportation Mount (stainless steel; do not specify color)<br><b>OSQ-TM</b> Trunnion Mount | <b>Color Options:</b> <b>SV</b> Silver <b>BZ</b> Bronze<br><b>BK</b> Black <b>WH</b> White |

[illegible]

Know what's **below**.  
**Call** before you dig.

| Luminaire Schedule                                                                  |     |       |                                  |       |            |
|-------------------------------------------------------------------------------------|-----|-------|----------------------------------|-------|------------|
| Symbol                                                                              | Qty | Label | Description                      | LLF   | Lum. Watts |
|  | 1   | S1    | CREE_OSQ-A-NM-3ME-U-40K-UL       | 0.900 | 214.35     |
|  | 3   | S2    | CREE_OSQ-A-NM-4ME-U-40K-UL       | 0.900 | 214.51     |
|  | 1   | S3    | CREE_OSQ-A-NM-5ME-U-40K-UL       | 0.900 | 215        |
|  | 8   | W1    | PHILIPS_111L-16L-750-NW-G2-4     | 0.900 | 39.8       |
|  | 8   | W2    | US_DSCP1-VLED-111-48LED-350mA-NW | 0.900 | 52.9       |

|                                                                        |                                            |
|------------------------------------------------------------------------|--------------------------------------------|
| <h2 style="margin: 0;">LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTRE</h2> |                                            |
| <h3 style="margin: 0;">PHOTOMETRIC PLAN</h3>                           |                                            |
| NAME OF APPLICATION:                                                   | LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTER |
| TYPE OF SUBMITTAL                                                      | FINAL DEVELOPMENT PLAN                     |
| FILING NUMBER:                                                         | N/A                                        |
| PHASE NUMBER:                                                          | N/A                                        |
| PREPARATION DATE:                                                      | 02/27/2020                                 |
| REVISION DATE:                                                         | 06/11/2020                                 |
| REVISION DATE:                                                         |                                            |
| REVISION DATE:                                                         |                                            |
| REVISION DATE:                                                         |                                            |
| REVISION DATE:                                                         |                                            |
| REVISION DATE:                                                         |                                            |

## SHEET 17 OF 18



FINAL DEVELOPMENT PLAN  
LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTRE

TOWN OF FIRESTONE  
COUNTY OF WELD  
STATE OF COLORADO

PHOTOMETRIC DETAILS  
SHEET 18 OF 18

RTS SERIES

ENGINEERING DATA

Maximum EPA - Square Feet

| Catalog Number | Maximum Fixt. wgt. | 100 MPH | 90 MPH | 80 MPH | 70 MPH |
|----------------|--------------------|---------|--------|--------|--------|
| RTS 20-11      | 375                | 10.7    | 13.1   | 17.5   | 23.2   |
| RTS 25-11      | 325                | 11.8    | 14.3   | 18.7   | 24.4   |
| RTS 30-11      | 425                | 10.2    | 12.5   | 17.1   | 22.4   |
| RTS 35-11      | 375                | 10.1    | 12.3   | 17.0   | 22.2   |
| RTS 40-11      | 350                | 8.6     | 10.8   | 15.5   | 20.9   |
| RTS 40-7       | 550                | 15.6    | 18.9   | 24.7   | 30.6   |
| RTS 45-11      | 350                | 8.2     | 10.6   | 15.9   | 21.1   |
| RTS 45-7       | 550                | 13.2    | 16.5   | 21.3   | 28.1   |
| RTS 50-11      | 275                | 6.3     | 8.5    | 11.3   | 15.1   |
| RTS 50-7       | 325                | 8.3     | 10.1   | 12.7   | 16.2   |

All above design calculations are based on sustained wind forces plus additional 1.3 wind gust  
(Example: Pole rated at 80 MPH withstands 104 MPH gusts)

HEIGHT  
HAND HOLE  
BOLT CIRCLE (SEE BELOW UNDER POLE)  
BOLT PROJECTION  
BOLT PROJECTION ABOVE GRADE (CONSULT FACTORY)

ORDERING INFORMATION

| MODEL NO. RTS  | POLES          | MOUNTING                                            | FINISH                                              | OPTIONS                                  |
|----------------|----------------|-----------------------------------------------------|-----------------------------------------------------|------------------------------------------|
| MODEL NO. RTS  | POLES          | MOUNTING                                            | FINISH                                              | OPTIONS                                  |
| RTS            | POLE HEIGHT    | ANCHORAGE                                           | 2-90, 3-90, 4-90<br>REQUIRES PT27 AND T3120 ADAPTER | 3-120<br>REQUIRES PT27 AND T3120 ADAPTER |
|                | POLE SIZE      | ANCHORAGE                                           | 2-90, 3-90, 4-90<br>REQUIRES PT27 AND T3120 ADAPTER | 3-120<br>REQUIRES PT27 AND T3120 ADAPTER |
|                | POLE THICKNESS | ANCHORAGE                                           | 2-90, 3-90, 4-90<br>REQUIRES PT27 AND T3120 ADAPTER | 3-120<br>REQUIRES PT27 AND T3120 ADAPTER |
|                | POLE ANCHORAGE | ANCHORAGE                                           | 2-90, 3-90, 4-90<br>REQUIRES PT27 AND T3120 ADAPTER | 3-120<br>REQUIRES PT27 AND T3120 ADAPTER |
|                | POLE ANCHORAGE | ANCHORAGE                                           | 2-90, 3-90, 4-90<br>REQUIRES PT27 AND T3120 ADAPTER | 3-120<br>REQUIRES PT27 AND T3120 ADAPTER |
|                | POLE ANCHORAGE | ANCHORAGE                                           | 2-90, 3-90, 4-90<br>REQUIRES PT27 AND T3120 ADAPTER | 3-120<br>REQUIRES PT27 AND T3120 ADAPTER |
|                | POLE ANCHORAGE | ANCHORAGE                                           | 2-90, 3-90, 4-90<br>REQUIRES PT27 AND T3120 ADAPTER | 3-120<br>REQUIRES PT27 AND T3120 ADAPTER |
|                | POLE ANCHORAGE | ANCHORAGE                                           | 2-90, 3-90, 4-90<br>REQUIRES PT27 AND T3120 ADAPTER | 3-120<br>REQUIRES PT27 AND T3120 ADAPTER |
|                | POLE ANCHORAGE | ANCHORAGE                                           | 2-90, 3-90, 4-90<br>REQUIRES PT27 AND T3120 ADAPTER | 3-120<br>REQUIRES PT27 AND T3120 ADAPTER |
|                | POLE ANCHORAGE | ANCHORAGE                                           | 2-90, 3-90, 4-90<br>REQUIRES PT27 AND T3120 ADAPTER | 3-120<br>REQUIRES PT27 AND T3120 ADAPTER |
| POLE ANCHORAGE | ANCHORAGE      | 2-90, 3-90, 4-90<br>REQUIRES PT27 AND T3120 ADAPTER | 3-120<br>REQUIRES PT27 AND T3120 ADAPTER            |                                          |

U.S. ARCHITECTURAL LIGHTING

600 WEST AVENUE G, PALMDALE, CA 93551  
805.255.2000  
FAX 805.485.2335/801  
www.usalighting.com

GARDCO

by @ignify

Wall Mount

LED Mini sconce

111L

Philips Gardco 111 LED mini sconce luminaires are compact in size, perfect for low mounting height wall mount applications. 111 LED luminaires are designed to integrate naturally to wall surfaces. 111 LED luminaires are available with three (3) different distribution patterns, providing full cutoff performance (in the normal downlight position) and featuring LED arrays. Luminaires provide performance excellence and advanced Philips Gardco LED thermal management technology. High performance Class 1 LED systems offer potential energy savings of 50 % or more compared to HID systems. 111 LED luminaires are also available with 0-10V Dimming.

Project: Firestone City Centre Lot 1  
Location: Firestone Colorado  
Cat.No: 111L-16L-750-NW-G2-2-UNV-DD-BK  
Type: W1  
Lamps:  
Notes:

Ordering guide

example: 111L-16L-350-CW-G2-2-UNV-DD-BK

| Profile | No. of LEDs | Drive Current | Color/Temperature | Distribution                                                      | Voltage      | Controls      | Electrical/Luminaire          | Finish   |
|---------|-------------|---------------|-------------------|-------------------------------------------------------------------|--------------|---------------|-------------------------------|----------|
| 111L    | 16          | 350           | CW-62             | 2 Type II Wide Throw Optic with maximized lateral throw           | UNV 120-277V | PCB Photocell | F1 Single fusing (100-277VAC) | Textured |
| 111L    | 16          | 350           | WW-62             | 2 Type III Preferred Wide Throw Optic with improved forward throw | UNV 120-277V | PCB Photocell | F1 Single fusing (100-277VAC) | Textured |
| 111L    | 16          | 350           | WW-62             | 2 Type III Preferred Wide Throw Optic with improved forward throw | UNV 120-277V | PCB Photocell | F1 Single fusing (100-277VAC) | Textured |

Dimensions

Note: Mounting plate center is located in the center of the luminaire width and 2.38" (6.03cm) above the luminaire bottom (lens down position). Splices must be made in the J-box (by others). Mounting plate must be secured by max. 1/4" (6.4mm) diameter bolts (by others) structurally to the wall.

10-111\_LED\_Spec\_Sheet\_05/19 page 1 of 2



LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTRE

PHOTOMETRIC DETAILS

|                      |                                            |
|----------------------|--------------------------------------------|
| NAME OF APPLICATION: | LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTER |
| TYPE OF SUBMITTAL    | FINAL DEVELOPMENT PLAN                     |
| FILING NUMBER:       | N/A                                        |
| PHASE NUMBER:        | N/A                                        |
| PREPARATION DATE:    | 02/27/2020                                 |
| REVISION DATE:       | 06/11/2020                                 |
| REVISION DATE:       |                                            |
| REVISION DATE:       |                                            |
| REVISION DATE:       |                                            |
| REVISION DATE:       |                                            |
| REVISION DATE:       |                                            |

SHEET 18 OF 18

THE STAENBERG GROUP  
DESIGN, DEVELOP, DELIVER.  
OWNER / DEVELOPER

Redland  
WHERE GREAT PLACES BEGIN  
DAVID P. GORDON ARCHITECTURE  
1500 West Central Court  
Suite 100, Colorado Springs, CO 80904  
ARCHITECT

DAVID P. GORDON ARCHITECTURE  
1500 West Central Court  
Suite 100, Colorado Springs, CO 80904  
ARCHITECT

45342  
PROFESSIONAL ENGINEER  
STATE OF COLORADO

DATE 12.09.2019  
DRAWN TJF  
CHECKED TJF  
APPROVED TJF  
PROJECT NO. 10009.08  
HORZ. SCALE  
VERT. SCALE

PHOTOMETRIC DETAILS  
FINAL DEVELOPMENT PLAN  
MULTI - TENANT RETAIL FIRESTONE CITY CENTRE LOT 1  
COLORADO  
FIRESTONE

**RESOLUTION 20-72 – A RESOLUTION OF THE  
BOARD OF TRUSTEES OF THE TOWN OF  
FIRESTONE, COLORADO, APPROVING A  
FINAL DEVELOPMENT PLAN FOR CERTAIN  
REAL PROPERTY LOCATED AT LOT 1,  
FIRESTONE CITY CENTRE SUBDIVISION  
FILING NO. 3**



Board of Trustees – July 22, 2020



# Process



## Development Flow Chart | Firestone PUD Zoning



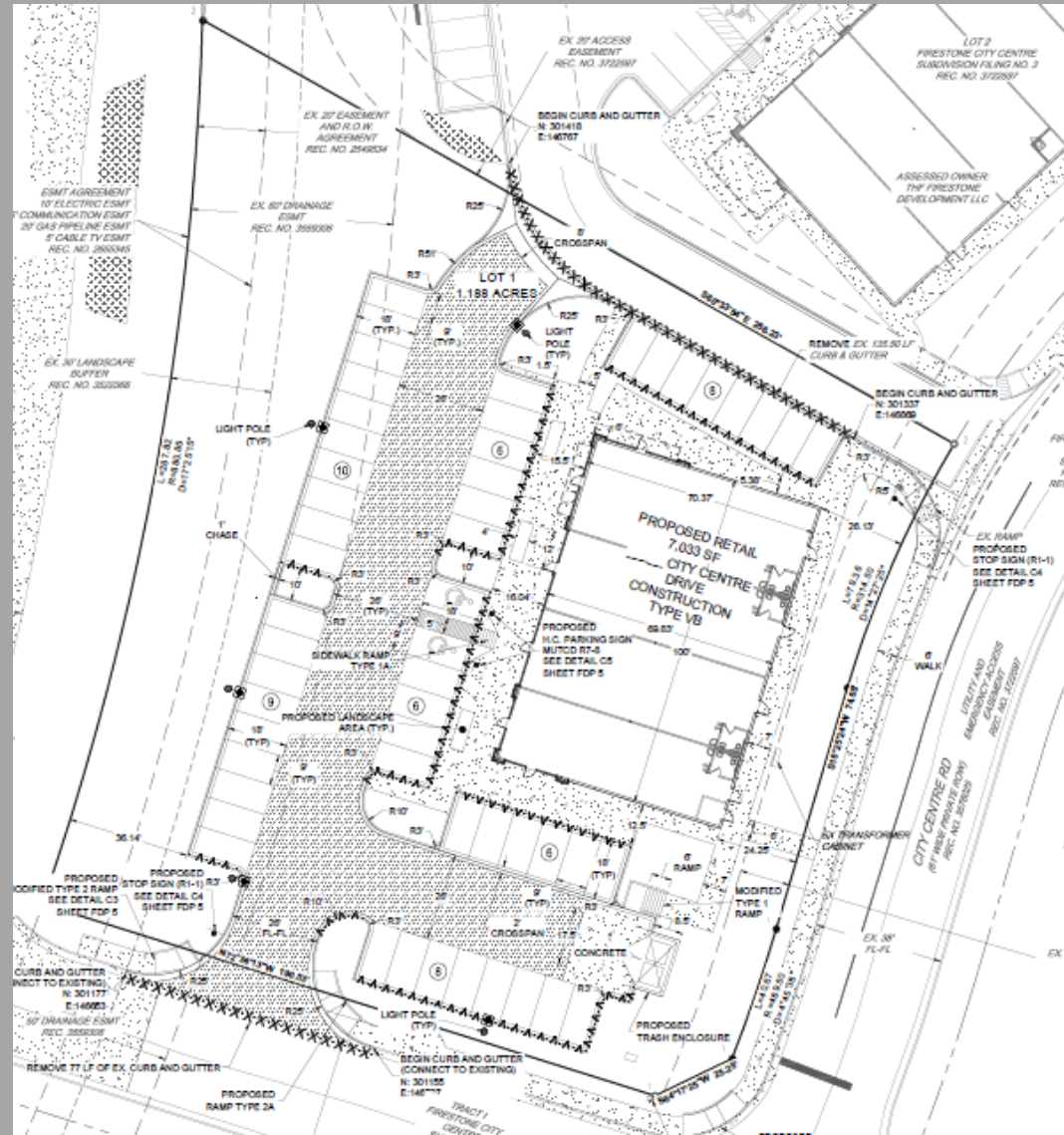
# Location







LANDSCAPE AREA  
19,660 SQFT. (38%)



# View to the west





# View to the east





# View to the north





# View to the south



# FDP-Elevations



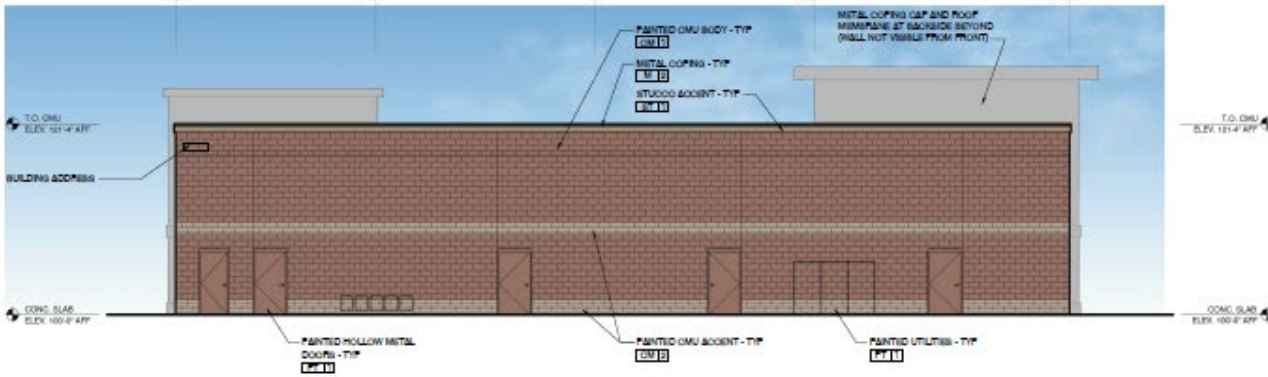
1 WEST (FRONT) ELEVATION  
SCALE 1/8" = 1'-0"



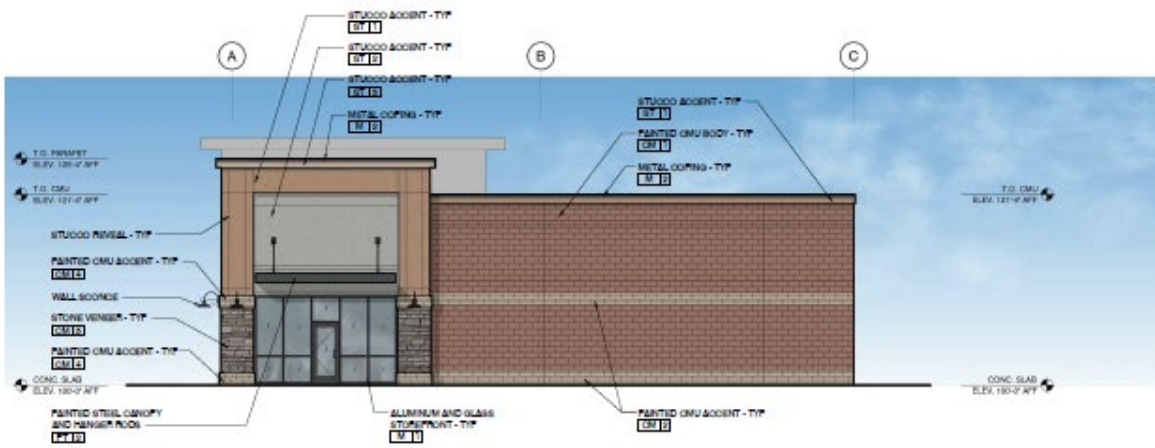
2 NORTH (SIDE) ELEVATION  
SCALE 1/8" = 1'-0"



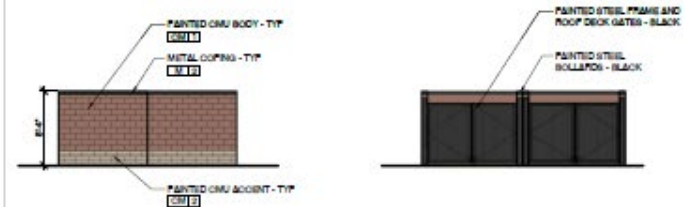
# FDP Elevations



1 EAST (REAR) ELEVATION  
SCALE 1/8" = 1'-0"



2 SOUTH (SIDE) ELEVATION  
SCALE 1/8" = 1'-0"



3 TRASH ENCLOSURE ELEVATIONS  
SCALE 1/8" = 1'-0"

MULTI - TENANT RETAIL FIRESTONE CITY

BUILDING ELEVATIONS

NAME OF APPLICATION

MULTI - TENANT RETAIL FIRESTONE CITY

# Recommendations



- At its July 16, 2020 regular meeting, the Planning and Zoning Commission approved Resolution PC-20-11; a resolution recommending approval of a final development plan for Lot 1, Firestone City Centre Subdivision Filing No. 3 with conditions to the Board of Trustees.



# Staff Recommendations



## **Town Staff Recommends approval of Resolution 20-72 with the following conditions:**

- (a) Provide an updated title commitment, THF Firestone Development, LLC, as owner, when the mylars are provided for recording, dated no later than thirty (30) days prior to submission of mylars.
- (b) All minor, technical corrections to the Lot 1, Firestone City Centre Subdivision Filing No. 3, Final Development Plan shall be made to the Town's satisfaction.
- (c) The Final Development Plan, Lot 1, Firestone City Centre Subdivision Filing No. 3, Section 11, Township 2 North, Range 68 West of the 6<sup>th</sup> P.M., Town of Firestone, County of Weld, State of Colorado, that is the subject of this resolution, shall be null and void if the conditions set forth in Section 3 above are not complied with, unless extended by Resolution of the Board of Trustees.

# Final Development Plan Lot 1 Inline Shops at Firestone City Centre

## Board of Trustees

Applicant: THF Firestone Development, LLC

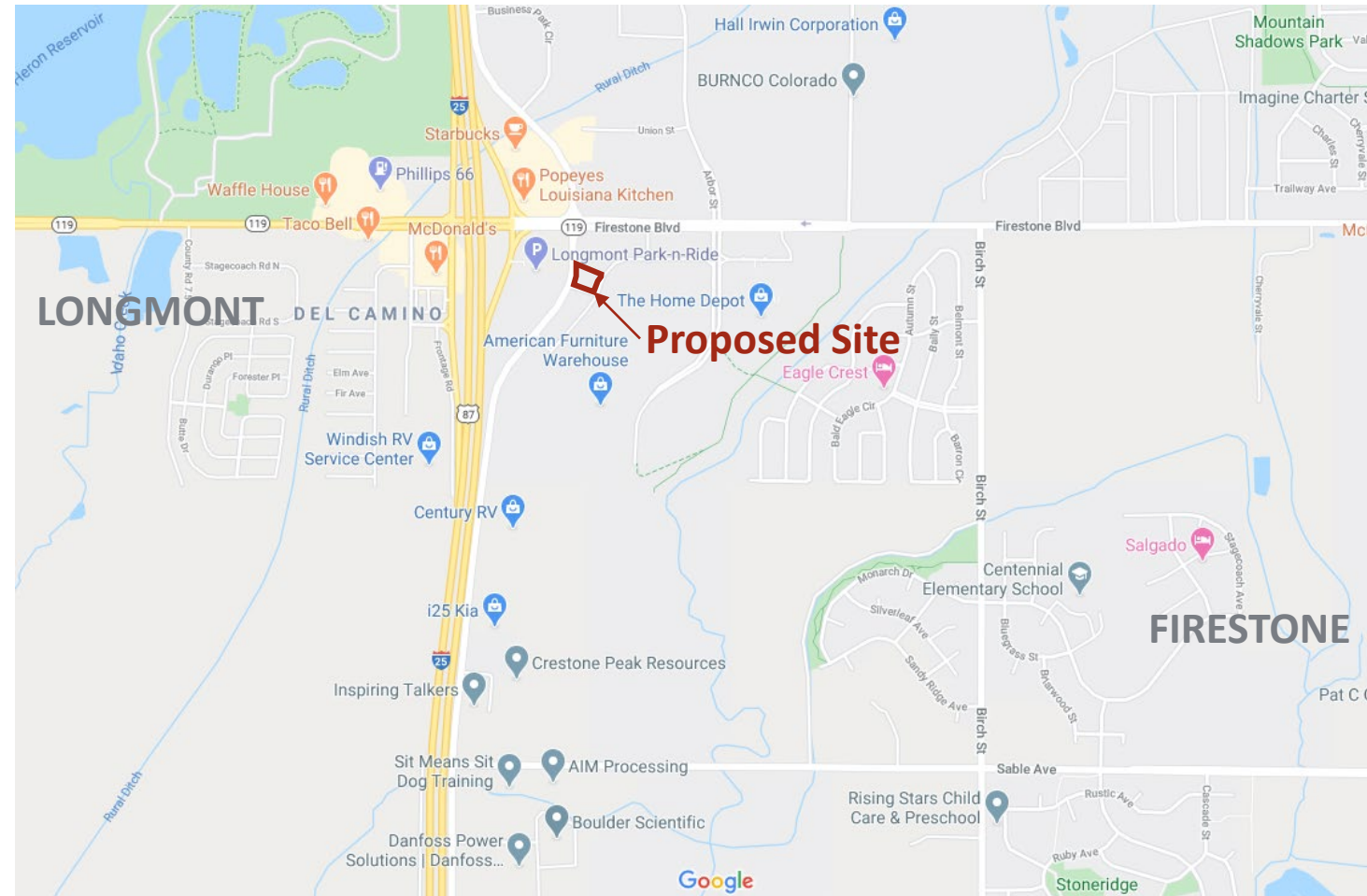
July 22, 2020





## Location

- Lot 1 Firestone City Centre
  - 1.188 Acres
- Southeast corner of Firestone Boulevard and I-25 Frontage Road



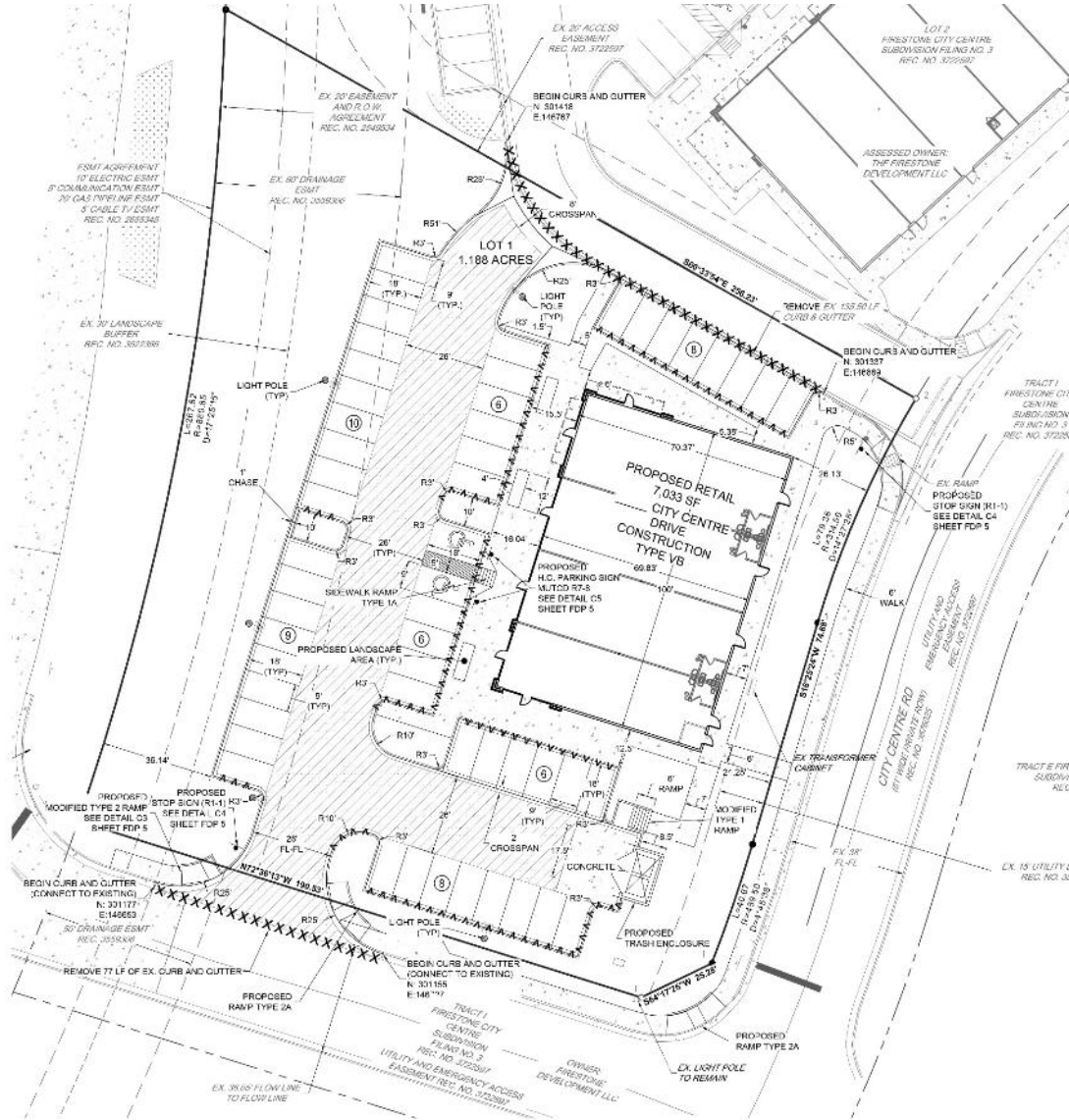
# Firestone City Centre Master Plan



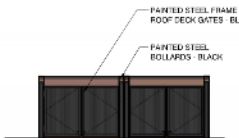
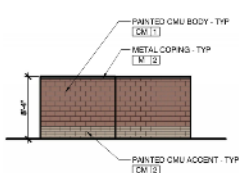
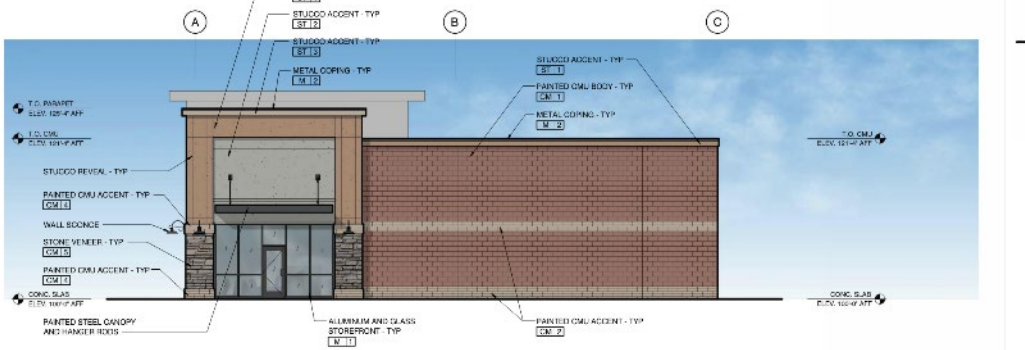
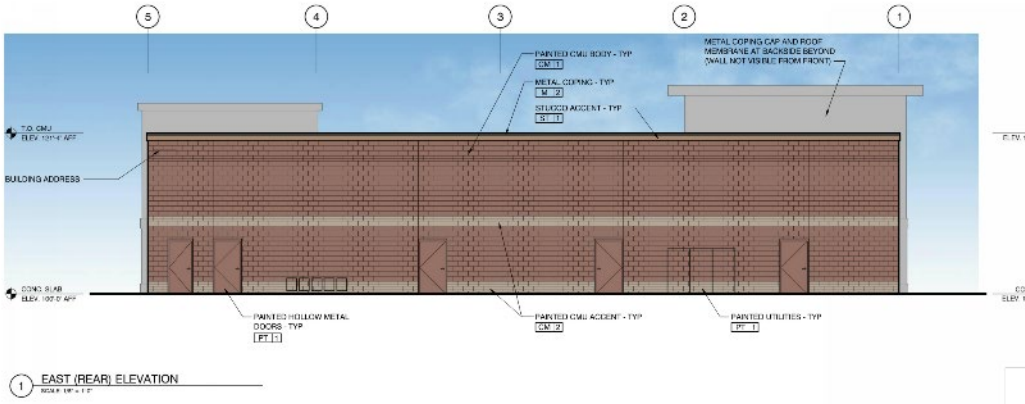


# Site Plan

- 7,033 SF Inline Shops
- 4 tenant spaces
- 53 Parking Spaces
- 2 Bike Racks
- Zoned PUD with Regional Commercial (RC) land use



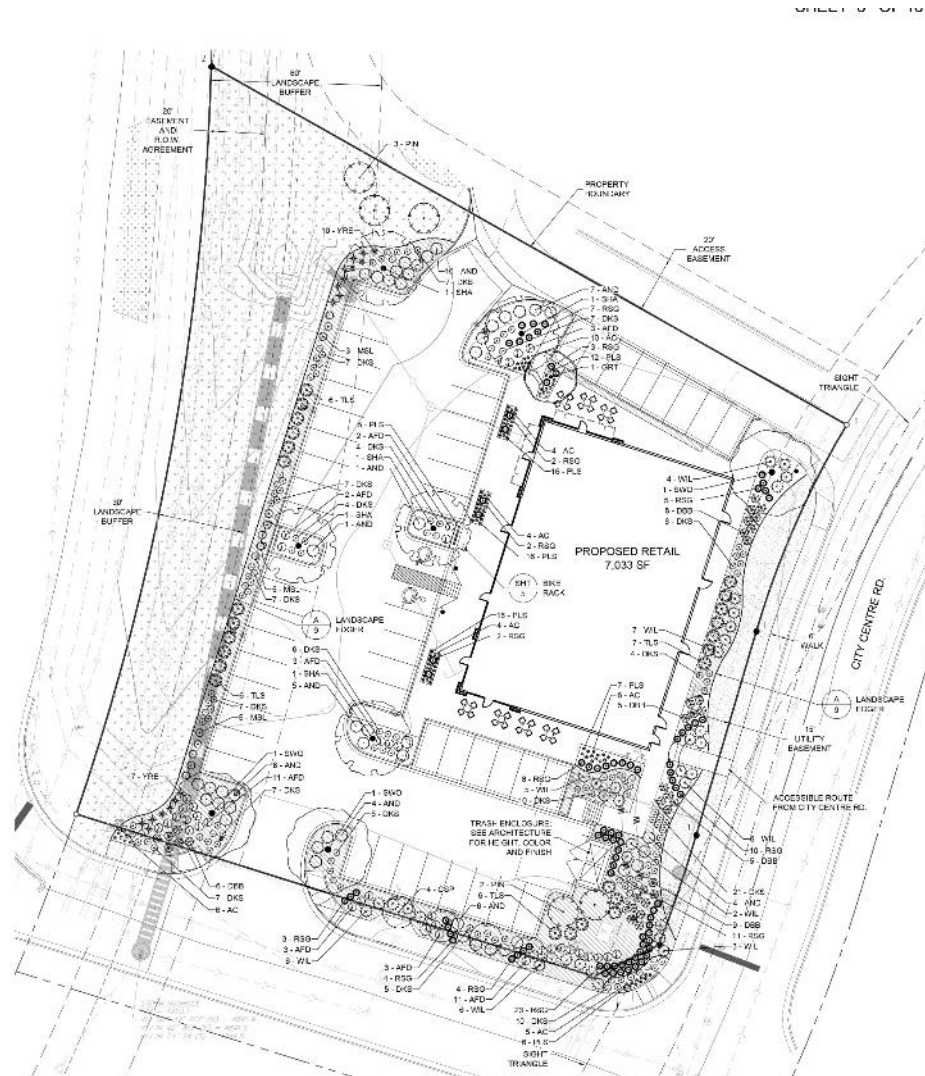
# Elevations





# Statement of Intent

Use shrubs to buffer and screen around all sides of parking. Plant perennials to add color to entrances and patio areas. Use trees to shade and screen throughout the site. Use species and arrangements that are cohesive with lot 2 to the north.



To Whom It May Concern:

I represent THF Firestone Development, LLC in connection with its pending application with the Town of Firestone. THF Firestone Development, LLC as the applicant in such application, hereby expressly authorizes the Town to proceed with conducting the Planning and Zoning Commission and Town Board public hearings for the Lot 1, Firestone City Centre FDP under the Town's Orientation Telephonic Participation Policy. The applicant understands that the hearing will include accommodations made for Telephonic Participation by the applicant and/or the public. The applicant is waiving any legal challenge on the basis that the hearing will be conducted via Telephone Participation.

Regards,

Max Gansline

A handwritten signature in black ink, appearing to be 'Max Gansline', written in a cursive style.



**FIRESTONE PLANNING AND ZONING COMMISSION**

**RESOLUTION NO. PC-20-11**

**A RESOLUTION RECOMMENDING APPROVAL OF A FINAL  
DEVELOPMENT PLAN FOR LOT 1 FIRESTONE CITY CENTRE  
SUBDIVISION FILING NO. 3**

WHEREAS, THF Firestone Development, LLC, as owner of certain real property described as Lot 1, Firestone City Centre Subdivision Filing No. 3 (the "Property"), and on behalf of THF Firestone Development, LLC, as development applicant, have submitted a proposed final development plan for the Property, entitled "Final Development Plan for Lot 1, Firestone City Centre Subdivision Filing 3, located in the northwest quarter of Section 11, Township 2 North, Range 68 West of the 6<sup>th</sup> P.M., Town of Firestone, County of Weld, State of Colorado, (the "Final Development Plan"); and

WHEREAS, after a duly-noticed public hearing, at which evidence and testimony were entered into the record, the Planning and Zoning Commission finds the proposed Final Development Plan to be in substantial compliance with the technical requirements of the Town of Firestone subdivision and zoning ordinances, applicable Development Regulations, and wishes to make a recommendation to the Board of Trustees regarding the Final Development Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO:

**Section 1.** The Town of Firestone Planning and Zoning Commission hereby recommends approval of the proposed final development plan for Lot 1, Firestone City Centre Subdivision Filing No. 3, attached hereto as Exhibit A and incorporated herein by this reference, subject to and contingent upon compliance with the following conditions:

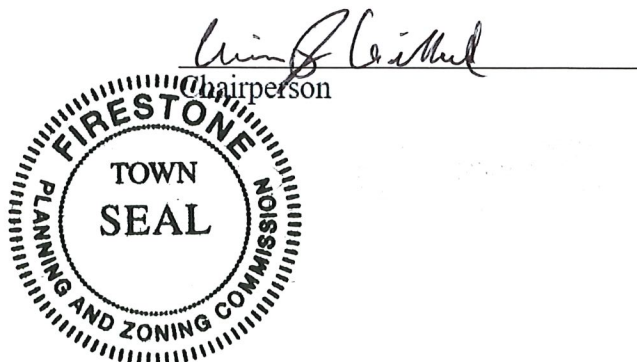
(a) Provide an updated title commitment when the mylars are provided for recording, dated no later than thirty (30) days prior to submission of mylars.

(b) All minor, technical corrections to the Lot 1, Firestone City Centre Subdivision Filing No. 1, Final Development Plan shall be made to the Town's satisfaction.

PASSED AND ADOPTED this 16<sup>th</sup> day of July, 2020.

ATTEST:

Wen Bailey  
Secretary



**EXHIBIT A**  
**Lot 1 Firestone City Centre Subdivision Filing No. 3**  
**Final Development Plan**



**AGENDA INFORMATION  
MEMORANDUM**

**FIRESTONE  
TOWN BOARD OF TRUSTEES**



**AIM#:** 7.b

**Land Development**

**Meeting Date:** July 22, 2020

**Initiated By:** Todd Bjerkaas

**Dept:** Planning & Development

**AGENDA TITLE**

**Resolution 20-73:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, ESTABLISHING THE PERSONS PER DWELLING UNIT AS REQUIRED FOR THE CALCULATION OF THE TOWN'S PARKLANDS DEDICATION REQUIREMENT AND THE AMOUNT OF DESIGN AND CONSTRUCTION COSTS AND WATER RIGHTS DEDICATIONS REQUIRED FOR THE TOWN'S DETERMINATION OF THE CASH FEE-IN-LIEU OF PARKLANDS DEDICATIONS

**SUMMARY**

For the Board of Trustees consideration is a resolution establishing ratios for the calculation of parks and open space dedication and, if applicable, amounts for the associated cash fee-in-lieu of amounts pursuant to the recently adopted Firestone Development Code (FDC).

In Section 16.6.3 of the FDC, the code establishes the requirements of new residential developments to provide for new parks and open space land at a level of service consistent with current parks and open space levels of service. In order to calculate the amount of land required for park and open space dedication, the FDC requires a persons per dwelling unit ratio to be established by the Board of Trustees based on current Town housing and population data available from the Planning & Development Department. Consistent with data available from the U.S. Census, the American Community Survey, and the State of Colorado, the current ratio in the Town of Firestone is 3.09 persons per dwelling unit.

In the cases of cash fee-in-lieu of parklands dedication and neighborhood park construction, pursuant to the Parks, Open Space, and Trails Master Plan the cost of design and construction of a neighborhood park on a per acre basis shall be \$340,000. For the associated water rights for irrigation of the neighborhood park, the cash fee-in-lieu of shall be \$142,460 per acre. The cash fee-in-lieu of for the value of land for parks and open space is established in the FDC and determined through an appraisal based upon the fair market value of such land.

**HISTORY AND PREVIOUS BOARD ACTION**

On June 24, 2020, the Board of Trustees voted to approve the Firestone Development Code which provides for certain parklands and open space lands dedications, associated construction of neighborhood parks, and cash fee-in-lieu of in certain situations. The FDC is effective on July 30, 2020.

**RECOMMENDATION**

Staff recommends the Board of Trustees approve Resolution 20-73.

**ALTERNATIVES**

**ATTACHMENTS**

1. Resolution 20-73 Land and Fee In Lieu Parklands Dedication

**FINANCIAL CONSIDERATIONS**

## **RESOLUTION NO. 20-73**

### **A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, ESTABLISHING THE PERSONS PER DWELLING UNIT AS REQUIRED FOR THE CALCULATION OF THE TOWN'S PARKLANDS DEDICATION REQUIREMENT AND THE AMOUNT OF DESIGN AND CONSTRUCTION COSTS AND WATER RIGHTS DEDICATIONS REQUIRED FOR THE TOWN'S DETERMINATION OF THE CASH-IN-LIEU OF PARKLANDS DEDICATIONS**

WHEREAS, Section 16.6.3 B of the Firestone Development Code ("FDC") establishes a formula for the determination of the parklands dedication required for any person seeking to develop any area zoned for residential purposes within the Town of Firestone ("Town"); and

WHEREAS, as one of the factors the Director of Planning and Development ("Director") must determine, at least once every five years, upon data compiled by the Town, the number of persons per dwelling unit within the Town; and

WHEREAS, the Director has made such calculation and determined that there are 3.09 persons per dwelling unit; and

WHEREAS, the FDC provides for cash-in-lieu of parkland dedication where there is insufficient land available within the subdivision to satisfy the Town's parkland requirements; and

WHEREAS, the amount of the cash-in-lieu of is to be established by resolution of the Board of Trustees consistent with the criteria of the adopted POST Master Plan, which includes the fair market appraised value of the land within the Project, design and construction cost for parklands, which the Director has determined is \$340,000 per acre, and the water rights dedication for parklands, which the Director has determined is \$142,460 per acre; and

WHEREAS, staff recommends that the Board of Trustees adopt the 3.09 persons per dwelling unit, \$340,000 design and construction costs per acre, and water rights dedication of \$142,460 per acre, determinations made by the Director in the fulfillment of his duties in providing the required figures for determination of the Town's parklands dedication and fee-in-lieu of parklands.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO:

The Board of Trustees for the purpose of determining the Town's parklands dedication requirement does hereby adopt the Director of Planning and Development's determination of 3.09 persons per dwelling unit within the Town, and for the determination of the Town's cash-in-lieu of parklands dedication the Board of Trustees does hereby adopt the Director of Planning and Development's determination that the cost for design and construction of parklands is \$340,000 per acre, and the water rights dedication for parklands is \$142,460 per acre.



INTRODUCED, READ AND ADOPTED this \_\_ day of \_\_\_\_\_, 2020.

TOWN OF FIRESTONE, COLORADO

---

Bobbi Sindelar, Mayor

ATTEST:

---

Jessica Koenig, Town Clerk

APPROVED AS TO FORM:

---

William P. Hayashi, Town Attorney

**AGENDA INFORMATION  
MEMORANDUM**

**FIRESTONE  
TOWN BOARD OF TRUSTEES**



**AIM#:** 8.a

**Discussion/Action**

**Meeting Date:** July 22, 2020

**Initiated By:**

**Dept:** Administration

**AGENDA TITLE**

Parks, Open Space, and Trails Master Plan Goals Discussion

**SUMMARY**

**HISTORY AND PREVIOUS BOARD ACTION**

At the July 15, 2020 Board of Trustees Work Session, the Parks, Open Space, and Trails Master Plan was presented to the Board of Trustees.

**RECOMMENDATION**

**ALTERNATIVES**

**ATTACHMENTS**

None

**FINANCIAL CONSIDERATIONS**